



District of Columbia

Department of Housing and Community Development

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

**FOR FISCAL YEAR 2003
OCTOBER 1, 2002 - SEPTEMBER 30, 2003**



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INTRODUCTION AND EXECUTIVE SUMMARY

The U.S. Department of Housing and Urban Development (HUD) requires each of its federal entitlement grant recipients to file a Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER must be submitted to HUD within 90 days after the close of the grantee's fiscal year and after a 15-day public comment and review period. The CAPER provides HUD with the information needed for HUD to assess a grantee's ability to carry out its programs. It presents operational information on the District's activities to the general public in the local jurisdiction as well as to the Congress.

In FY 2003, the District received \$42,283,000 from the four entitlement grants applied for in the FY 2003 Consolidated Action Plan. The HOPWA funds (\$10,451,000) went directly to, and were administered for the SMA by, the HIV/AIDS Administration, D.C. Department of Health.

This CAPER reports on FY 2003 (HUD Program Year 2002) investments and activities by the D.C. Department of Housing and Community Development (DHCD) with the CDBG, HOME and ESG funding, supplemented by local and other private dollars, as well as the HOPWA report supplied by the DC Department of Health.

The four entitlement grants are:

1. Community Development Block Grant Program (CDBG)
2. HOME Investment Partnerships Program (HOME)
3. Emergency Shelter Grants Program (ESG)
4. Housing Opportunities for Persons with AIDS Program (HOPWA)

In addition, this CAPER includes a detailed comparison of DHCD's FY 2003 accomplishments in meeting the goals the Department set at the start of the fiscal year; a summary of its progress in meeting its five-year goals, information on various DHCD initiatives, such as its fair housing and public education and outreach efforts; and descriptions of other activities that will enable the public to fairly judge DHCD's performance in fulfilling its housing and community development mission.

This CAPER Report is divided into the following Parts:

- Part I** Includes the Mission, five-year and annual goals of DHCD; describes the strategies and programs employed to meet goals for affordable housing both in home ownership opportunities and in increasing the supply; for community and economic development; and for prevention and support services for the homeless.
- Part II** Identifies DHCD accomplishments in meeting Five-Year and One-Year goals (See Table 1 below), and in other activities such as Fair Housing and Lead Safety.
- Part III** Identifies federal and local resources available, how funds were budgeted to address priority needs and the private investment leveraged with public funds.

Table 1: Summary of Accomplishments, FY 2003

Rehabilitated multifamily and single family units funded	1,952*	Tenant Purchase Assistance	295
New multi/single family units funded	277	Jobs created through DHCD-Funded projects	2,988
Home Buyer Assistance Loans	268	Job training and placement	177---268
Eviction Prevention Grants	273	Businesses with technical support	1,096
Families Supported In Shelter	45	Business Micro-loans	5*
Shelter beds rehabbed	478	Community/Commercial facilities	9

*Includes 44 single family loans to 34 households

** (5) micro-loans were being serviced by H Street CDC – two carryover 2002 loans and three new loans .

Part IV Assesses DHCD's programmatic investment of resources, identifies beneficiaries of services, presents other activities/accomplishments and progress in performance measurement. Among other activities are the following that support program and project delivery efforts:

During FY 2003, DHCD:

- ? Held a Second Annual Fair Housing Symposium, and continued its outreach program by distributing 25,000 Spanish, English and Vietnamese brochures;
- ? Fully implemented the DC Housing Production Trust Fund to supplement federal funding in creating affordable housing;
- ? Revised procedures to incorporate the Lead-Safe Housing Rule into DHCD housing programs; coordinated a multi-agency lead-safe initiative; and competed for and received two HUD lead-safety grants for FY 2004;
- ? Improved program delivery, the processes for applying for funding, and the monitoring protocols for sub-grantees; and
- ? Submitted a request to City Council to amend the Home Purchase Assistance Program (HPAP) regulations to increase funding levels in the HPAP program. The homeownership incentive program offered to police, firefighters and teachers was extended to Emergency Medical Technicians.

Part V Contains a detailed breakdown of CDBG and HOME expenditures, beneficiaries and projects funded,

Part VI Contains the HOPWA FY 2003 End of Year report, and

Part VII Describes the public notice and review period requirement, and comments received from the public.

CAPER Checklist

The following checklist identifies the required elements of the CAPER, as defined in 24 CFR 91.520.

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✍ Assessment of progress toward one-year goals	10,21-28
✍ Impediments to fair housing and actions to overcome them	14,37
✍ Affordable housing actions for extremely low, low/moderate income renters and owners	See Part IV
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? Actions and accomplishments to serve people with disabilities	33,25 AND Part VI
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✍ Continuum of care progress to help homeless people	See Part VI & Appendix C
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* As well as all production efforts and programs described

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IDIS REPORTS

A complete CAPER requires that all data for the program year be entered into IDIS. It is Department policy that IDIS data be updated at least quarterly. Grantees are not required to submit IDIS reports to HUD but must make information about accomplishments, progress and finances available to the public as part of the citizen participation process.

PART I MISSION, STRATEGIES, PROGRAMS

The mission of the Department of Housing and Community Development (DHCD) is to be a catalyst in neighborhood revitalization by strategically leveraging public funds with private and non-profit partners for low-to-moderate income D.C. residents in order to promote the preservation, rehabilitation and development of housing, increase home ownership, and support community and commercial initiatives. To accomplish HUD's goals of providing decent housing, a suitable living environment and expanded economic opportunities for low-to-moderate income residents, the Department established priority program areas in its Five-Year Consolidated Plan. The long-term priority areas for community planning and development initiatives in the Five-Year Consolidated Plan are:

- ? Homebuyer Assistance and Housing Recycling and Preservation
- ? Affordable Housing Production
- ? Community Organization Support, and
- ? Community and Commercial Development

For its FY 2003 Action Plan, DHCD consolidated its Five-Year priority areas into three main goal areas. These are:

1. Increasing home ownership opportunities;
2. Increasing the supply of affordable housing for renters and owners; and
3. Supporting neighborhood revitalization with economic opportunity for low-to-moderate income residents.

In 2003, DHCD funded and operated activities within these broad program areas. These programs and strategies are described below.¹

What is "Affordable Housing"?

DHCD uses HUD's definition of affordability, meaning that an assisted household spends no more than 30% of its monthly income on housing costs (e.g., rent and utilities). Developers target their projects to a certain income category (e.g., 80% of area median income, 60% of area median income, etc.) and establish rents or sales prices that can be supported by households at those income levels. For example, a family of four earning 50% of the area median income - i.e., \$43,500 - could afford rent and utilities of \$1,131 for a three-bedroom apartment. A family earning \$32,000 per year could afford rent and utilities of approximately \$800 per month.

1. Affordable Housing Strategy:

A. Increasing Home Ownership Opportunities

Promotion of home ownership is an essential ingredient in the city's affordable housing strategy. The District's rate of home ownership still lags behind the national average and the

¹ There also is a General Administration and Overhead use of Community Development Block Grant (CDBG) funds. These funds may be used to pay reasonable program administration costs and carrying charges related to the planning and execution of community development activities assisted in whole or in part with funds provided under the CDBG or HOME programs.

average for other central cities, although inroads have been made. Home ownership is part of economic development as well as community development. Chief among the ways the District improves the lives of individuals and communities and contributes to its own fiscal health is by promoting home ownership.

The District's strategy for increasing homeownership is three-pronged. We provide loans for down payment and closing costs to promote first-time home ownership; fund an extensive network of neighborhood-centered counseling and intake services so that DC residents are enabled to purchase homes; and we support construction and rehabilitation of multi-family and single-family ownership housing.

FY 2003 home ownership creation and retention goals were accomplished through the following DHCD program activities:

Home Purchase Assistance Program: The Home Purchase Assistance Program (HPAP) provides financial assistance in the form of interest-free and low-interest loans to qualified District residents to enable them to purchase homes, condominiums, or cooperative apartments. Qualified households who are accepted into the three-tiered program are eligible for loans to meet down payment and closing cost requirements. The amount of the loan is based on a combination of factors including income, household size, and the amount of assets that each applicant has to commit toward the purchase price. Loans provided are subordinate to private first trust mortgages. Also included are the D. C. Employer-Assisted Housing; Metropolitan Police Housing Assistance; Teacher, Firefighter, and Emergency Medical Technicians Assistance and the Home Purchase Assistance Step-Up programs.

Home Ownership Developers Incentive Fund: The Home Ownership Developers Incentive Fund (HoDIF) provides grants to community development corporations and other nonprofit development entities to help lower the sales price of units they develop, to make them affordable to low- and moderate-income purchasers. In 2004, HoDIF funds are utilized within the general available sources of funds for affordable housing development, and not reported as a separate program.

Homestead Housing Preservation Program: The Homestead Housing Preservation Program (Homestead) takes possession of tax delinquent real property (and, occasionally, DHCD foreclosures) and sells them to first-time home buyers for as little as \$250 per unit. In exchange, the home buyer commits to enroll in and complete a home ownership training course, rehabilitate the property, reside in the property for a minimum of five years, and return it to the real property tax rolls. Low- and moderate-income participants receive a \$10,000 deferred mortgage to assist them with gap financing. The Homestead Program also sells apartment buildings and vacant lots to developers who ultimately sell the units to first-time homebuyers – as well as commercial property to neighborhood-based businesses and non-profits that are providing services.

Single Family Residential Rehabilitation Program: The Single Family Residential Rehabilitation Program is a source of low-cost financing for the rehabilitation of single-family owner-occupied housing located within the District of Columbia. Program activities include repairs to correct housing code violations (including roof repair), remove threats to occupant health and safety, and reduce lead-based paint hazards. The program provides low-interest amortized loans and no interest deferred loans and grants, depending on the financial circumstances of the borrower and the amount of rehabilitation required to correct code

deficiencies. Additional initiatives within this program include the Senior Citizen Home Repair and Improvement Program (SCHRIP) and the Handicapped Accessibility Improvement Program. The program will undergo redesign in FY 2004 to enhance the delivery of needed services to the residents of the District.

First Right Purchase/Tenant Purchase Technical Assistance Programs: The First Right Purchase/Tenant Purchase Technical Assistance Programs offer financial and technical assistance to low- and moderate-income occupants and tenant associations of rental housing in the District. The tenants may use these programs to assist them in purchasing their buildings when they are threatened with displacement because of a proposed sale of their buildings to a third party. The programs provide loans, grants, counseling and technical assistance to these groups to aid in the purchase of multi-family buildings.

1. Affordable Housing Strategy:

B. Increasing the Supply of Affordable Housing for Renters and Owners

Increasing the supply of affordable housing through the preservation and rehabilitation of existing housing stock, and support for new housing construction is the second part of the District's strategy to provide decent housing and a suitable living environment for low-to-moderate income residents.

Due to the geographic limitations and "built-up" nature of Washington, DC, a major focus in increasing the housing supply is to preserve and restore existing housing stock. DHCD employs a competitive funding process, issuing a Request for Proposals (RFP) for development proposals and a Request for Applications (RFA) for neighborhood service projects to target federal and local dollars to accomplish its annual goals. Targeting specific neighborhoods and types of development assists DHCD in accomplishing its housing supply goals.

Target Areas are:

1. Anacostia	8. Ivy City / Trinidad
2. Bellevue	9. Minnesota / Benning
3. Columbia Heights	10. Near Southeast
4. Congress Heights	11. Pennsylvania Avenue / Fairlawn
5. Georgia Avenue, N.W.**	12. Shaw
6. H Street, N.E.	13. Takoma*
7. Howard University / LeDroit Park	

*Takoma Park is not a CDBG-eligible area because of higher area incomes.

** See p 44, NRSA

DHCD also assists in funding (where appropriate) the redevelopment of severely distressed public housing through the HOPE VI program and other DC Housing Authority revitalization programs. The Mayor's focus is on improving the housing choices available to low-income residents (including ownership) while creating mixed-income communities that incorporate economic and self-sufficiency opportunities for residents.

In FY 2003, the following programs/activities were employed to support the goal of increasing the housing supply for renters and owners:

Construction Assistance Program: The Construction Assistance Program provides financial assistance to support the construction of residential, commercial, and community development projects.

Multi-Family Housing Rehabilitation Program: The Multi-Family Housing Rehabilitation Program is a source of low-cost interim construction financing and permanent financing for the rehabilitation of residential property containing five or more units. In addition, the Apartment Improvement Program (AIP) provides technical assistance to rental housing developers and building owners to prepare comprehensive improvement plans involving owners, renters, and financial institutions in a cooperative effort to upgrade rental housing. The Distressed Property Improvement and Tax Abatement and Incentives Programs provide tax relief and other financial incentives (e.g., deferral or forgiveness of delinquent property tax liens and water/sewer fees) to occupied rental properties where owners are willing to make property repairs and retain lower income occupancy. (See §§ 804 and 805 of the Rental Housing Act of 1985.)

Affordable Housing Production Assistance Program: The Affordable Housing Production Assistance Program includes four activities to aid in the production of affordable housing.

- ? Community Land Acquisition Program: Provides assistance to nonprofit land trusts to acquire land and buildings for development of low- and moderate-income housing. Title to the property is retained by the nonprofit trust with provisions for permanent dedication for use as low-and moderate-income housing.
- ? Property Purchase for Rehabilitation and Housing Development Program: Provides for DHCD purchase of private property (on a voluntary basis and/or through the foreclosure process) for resale for rehabilitation and housing development. Properties acquired may be deteriorated or vacant, and may be acquired in conjunction with the District's Homesteading Program.
- ? Low-Income Housing Tax Credit (LIHTC): Provides federal income tax credits to developers of new or rehabilitated rental housing for the production of housing affordable to low- and moderate-income persons.
- ? Real Estate Appraisal Services: This activity funds appraisals, title reports, and other services related to the acquisition and disposition of real property and of other programs as needed.

Housing Finance for the Elderly, Dependent and Disabled: The Housing Finance for the Elderly, Dependent and Disabled (HoFEDD) program provides financing to private for-profit and nonprofit applicants. This funding is used to develop housing, including community-based residential facilities, for households with special housing needs, including the elderly, disabled, homeless and individuals undergoing treatment for substance abuse. DHCD provides the acquisition and rehabilitation assistance in the form of deferred or amortized loans to qualified organizations for eligible activities.

Land Acquisition for Housing Development Opportunities: The Land Acquisition for Housing Development Opportunities (LAHDO) program acquires property (using primarily District capital budget funds) and provides for long-term lease-back or low cost terms to private developers that produce low- and moderate-income rental housing.

Community Housing Development Organizations: Under the federal regulations governing the District's participation in the HOME program, 15 percent of the HOME entitlement grant is set aside to fund Community Housing Development Organizations, or CHDO activities. Investments in CHDOs under this program are for the purpose of creating decent and affordable housing in the District. During fiscal year 2003, DHCD reviewed and made improvements to its CHDO application and certification process, and began outreach activities to link non-profit organizations with training opportunities.

CHDOs must be certified by DHCD to participate in the CHDO program. DHCD Office of Program Monitoring through its Federal Funds Coordinator continues to monitor CHDO reservation, commitment, and expenditure information in IDIS.

[Note: During 2003 as part of the District-wide institution of Performance Based Budgeting,], DHCD consolidated the separate activities above as funding/support sources into its Affordable Housing and Real Estate Development Program (as reflected in the 2004 Action Plan).]

2. Neighborhood Investment and Community Development

A. Supporting Neighborhood Revitalization to Benefit Low-to-Moderate Income Residents
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DHCD strategically invests funds through housing development and community based organization projects to support the creation of economic opportunity and affordable housing preservation and development for its low-to-moderate income residents. In addition, underlying these housing programs is a support network of Community-Based Organizations (CBOs) that provide residents with counseling services, assistance in applying for DHCD loans, housing location services and homeowner training.

In FY 2003 assistance was focused on retaining existing businesses and helping them to grow; attracting new neighborhood businesses; providing job training and placement services; and supporting affordable housing preservation and development. Critical to the accomplishment of DHCD's goals are the Community Development Organizations (CDOs) that demonstrate organizational competence, the ability to perform, responsiveness to community needs and market demand, and ultimately, the organization's ongoing capacity for leadership in the community. During FY 2003, the primary grant program working through CDOs, the Neighborhood Development Assistance Program, (NDAP) was folded into a broader Neighborhood Based Activities Program. Organizations to provide services are selected in the competitive RFA process.

Activities used to support the goals of neighborhood revitalization include:

[Note: The activities below have been incorporated into a single Neighborhood-Based Activities Program in the FY 2004 Action Plan.]

Neighborhood Development Assistance Program: Through the Neighborhood Development Assistance Program (NDAP), DHCD provides an array of CDBG-eligible neighborhood

revitalization activities through non-profit organizations working in the communities they have committed to serve. These activities include: commercial corridor and small business technical assistance, façade improvement, targeted residential rehabilitation, job training, youth initiatives, and predevelopment support for affordable housing.

Community-Based Organizations Neighborhood Services Program: The Community-Based Services Program provides program delivery support to nonprofit community-based organizations (CBOs) that provide comprehensive housing counseling services to low and moderate-income individuals, including assistance in applying for a variety of Department of Housing and Community Development programs.

B. Community and Commercial Development

Major activities in economic and commercial development for the District are managed by the Office of the Deputy Mayor for Planning and Economic Development. DHCD's strategy for economic and commercial development is a supportive neighborhood-based model, coordinating with locally-funded government programs of the Deputy Mayor such as ReStore DC and Main Streets to supplement DHCD's housing development activity in a specific area.

Micro Loan Program (Administered by H Street CDC for DHCD) - This program provides financial and technical assistance to new and existing businesses in economically depressed areas on a city-wide basis. The micro loans have a \$25,000 maximum loan amount. In 2003, five (5) micro-loans were being serviced by H Street CDC - two carryover 2002 loans and three new loans.

Economic Development Program (Section 108 Loan Repayments) - Section 108 loans are made for economic development and job generating projects. In 2003, DHCD was servicing three existing Section 108 loans - Good Hope Marketplace, the Earth Conservation Corp and the City First Bank Capitalization loan. The City First Loan was due and was paid back in full in July 2003. Only two Section 108 loans remain for continuation of servicing.

Urban Renewal and Community Development Property Management: DHCD provides property management services, rent collection, and limited maintenance for properties owned by the Department. In addition, DHCD provides oversight of the National Capitol Revitalization Corporation (NCRC) in its management of Redevelopment Land Agency (RLA) properties.

Community Development Planning Contracts and Program Development Studies: This activity provides funding for technical consultant services such as land use planning, project feasibility studies, and environmental studies. No consultant services were contracted for in 2003.

C. Homeless Support and Prevention

The Emergency Shelter Grant (ESG) funds are administered by the Office of the Deputy Mayor for Children, Youth, Families and Elders, in collaboration with the Community Partnership for the Prevention of Homelessness, a nonprofit entity that is under contract with the District to provide day-to-day management of the District's homeless services. The funds support

services and facilities within the Continuum of Care for homeless persons. Services and facilities funded by ESG include prevention, shelter operating costs, and shelter renovations.

- ? *Prevention/Emergency Assistance Grants for Families and Adults:* In partnership with the D.C. Emergency Assistance Fund, a project partly funded by the city and managed by the Foundation for the National Capital region, and working with Family Support Collaboratives located across the city that are funded through the District's Child and Family Services Agency, the Community Partnership makes emergency homeless prevention grants available for families and single adults. In a typical year 223 families and 77 single adults receive assistance. The funds are used to prevent the imminent eviction of families and single adults from their residences by paying for up to three months rent and/or utilities combined with case management support offered by a citywide network of community-based agencies.
- ? *Essential Services/Shelter Operations:* Grant funding was used to lease a 45-unit apartment building in Columbia Heights, to provide emergency and transitional housing to homeless families. While housed in the building, families are assessed and appropriate services are arranged for them. Caseworkers also work with the parents to assist them in identifying employment and housing.
- ? *Rehabilitation and Renovation:* The Community Partnership uses rehabilitation funds to expand and improve emergency shelter capacity. In 2003, work concentrated on finishing the rehabilitation of 317 H Street N.W. that is now operating as a 10-bed expansion of the transitional program for women operated by Calvary Women's Shelter, as well as renovations of the Open Arms Housing 16-unit housing program for chronically mentally ill women. Funds also were used for essential repairs at the Blair, Federal City, Emery, Madison, Martin Luther King and Randall shelters for single adults, as well as at the DC Village Shelter for families. ESG funds will be used on an ongoing basis to support high priority shelter needs as identified by the Mayor in the District's 10-year plan to end homelessness. (See Appendix C).

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PART II ACCOMPLISHMENTS

A. The FY 2001-2005 Consolidated Plan

In its Five-Year (2001-2005) Consolidated Plan, the District identified four long-term strategic priorities to meet its affordable housing and community development needs in keeping with HUD goals. These were:

- ? Homebuyer Assistance and Housing Recycling and Preservation
- ? Affordable Housing Production
- ? Community Organization Support, and
- ? Economic and Commercial Development

Five Year Progress: The District has made continuous progress in meeting its Five-Year Consolidated Plan goals. Table 2 shows accomplishments from FY 2000 through FY 2003.

Table 2. Five-Year Plan Accomplishments 2000-2003.

Priority Area	DHCD Program Activity	FY 2000-2002	FY 2003	TOTAL
Affordable Housing, Ownership	Provide Home Purchase Assistance (HPAP) loans for down payment and closing costs	1,253	268	1,521
	Assist tenants in first-right purchase of apartments	431	295	726
	Expand access to housing through comprehensive counseling for tenants/ownership; and assistance with program requirements and intake	32,000 residents	14,742	46,742
	Make tax delinquent properties available for new ownership through a Homestead lottery	174	0	174
	Assist current single-family homeowners to remain in decent homes by providing rehabilitation loans	113	44±	157
Affordable Housing Supply	Provide funding to rehabilitate multi-family units for rental or owner occupants	3,017	1,908	4,925
	Provide construction assistance for new construction of single or multi-family, rental or owner housing units.	2,319	277	2,596
Community Development, Econ. Opportunity	Provide economic opportunities for residents In job creation	12,801 jobs	2,988	15,789
	Provide neighborhood-based job training and placement	205	177 268*	382 268
	Support local business development with technical assistance	916	1,096	2,012
	Support revitalization-community/commercial facilities	45	9	54
Homelessness	Prevent homelessness and provide emergency assistance	1,288	273	1,561
	Provide essential support services (persons served)	Over 15,000	N/A	Over 15,000
	Maintain homeless shelters (Renovate Beds)	25 beds	478	503
	Support shelter for families (# families)	N/A	45	45

* placed in jobs

± 44 loans and grants were made to 34 homeowner households.

B. FY 2003 Action Plan Accomplishments

The Department of Housing and Community Development (DHCD) established its long-term goals and strategies in the *District of Columbia Consolidated Plan for Fiscal Years 2001-2005*. DHCD also sets annual goals for supporting homeownership, housing production, neighborhood revitalization and economic opportunity through two documents: the *Consolidated Plan Annual Action Plan for FY 2003* and the Director's Performance Contract with the Mayor.

During FY 2003, DHCD employed the strategies and programs discussed in the previous section to reach the accomplishments listed in Table 3.

Table 3 Action Plan Accomplishments, FY 2003, All Funding Sources

Obj.	HUD Specific Objective	DHCD Program Objectives	Performance Measure	2003 Goal	2003 Actual
1	Homelessness	Although not specified in the FY03 Action Plan, DHCD established the following goals and measures			
1.1		Prevent increases in homelessness	Eviction-prevention grants provided for families and individuals	150	268
1.2		Support homeless families	Families benefiting from support provided for Family Shelter each month	45	45
1.3		Maintain the quality of shelter provided to homeless persons.	Shelter beds renovated	300	478
2	Special Needs Objectives				
2.1	(HOPWA)	Provide housing information services to persons living with HIV/AIDS	Persons receiving housing information	1000	767
2.2		Provide and sustain short-term supportive housing opportunities to persons living with HIV/AIDS	Persons served	300	213
2.3		Provide supporting services to HOPWA-assisted housing	Persons provided supportive services	400	245
2.4		Project-based rental assistance	Persons served	400	51
2.5		Tenant-based rental assistance	Persons served	230	221
2.6	Other Special Needs Housing Units are included in the objective #2 to preserve and increase affordable housing.	Special needs housing units assisted	Rehabilitated units	Part of 1,055 shown in Obj. 3.1	(see pp 26, 35)

Obj.	HUD Specific Objective	DHCD Program Objectives	Performance Measure	2003 Goal	2003 Actual
3	Rental Housing Objectives	Affordable Housing - Tenants			
3.1		Preserve and increase affordable housing supply for low-moderate income, extremely low and very low-income residents.	Units funded with multi-family rehabilitation and construction assistance. (May be rental or owner units)	1,055	1,908
* Includes units funded with HOME funds in CHDO and HoFEDD Programs					
3.2		Support tenants through tenant organizations with first right to purchase assistance to convert rental units to ownership units.	Tenants provided counseling, and technical assistance	4,000*	7,867
*Counseling was divided between two programs in FY 2003, each targeting 4,000 persons/families, rather than one overall goal of 6,000)					
4	Owner Housing Objectives	Affordable Housing - Ownership			
4.1		Increase homeownership opportunities for low-moderate-income residents.	Home purchase loans to homebuyers; incentives to non-profit developers; predevelopment loans	536	268
4.2		Preserve existing home-ownership through assistance with rehabilitation to code standards.	Single-family rehab loans and grants directly or through nonprofit intermediaries.	55	44 loans and grants
4.3		Increase the supply of new housing for owners/renters	Construction Assistance loans for new construction	408	277
4.4		Assist conversion of rental to ownership units as condominiums/co-ops	Families assisted	200	295
4.5		Promote and preserve home ownership, provide homeowner program intake and counseling and support homeowner management skills	Persons receiving comprehensive housing counseling and program intake.	6,000*	6,875
*Original counseling goal of 6,000 was divided between two programs, each targeting 4,000 persons					
4.6		Promote home ownership through the reclamation of abandoned properties.	Promote home ownership through the reclamation of abandoned properties.	15	0
5	Community Development & Econ. Opportunity Objectives	DHCD Objectives Neighborhood Revitalization			
5.1		Support retention and growth of local neighborhood businesses.	Businesses assisted through technical assistance from CBOs	375	1,096

Obj.	HUD Specific Objective	DHCD Program Objectives	Performance Measure	2003 Goal	2003 Actual
6	Infrastructure Objectives				
		Infrastructure Objectives may include business infrastructure improvements funded with local funds. See Community/Economic Development Objectives.			
7	Public Facilities Objectives				
7.1		There are no specific public facility objectives in the Action Plan; However, public facility activities are undertaken as part of Development Finance Division Projects	Fund construction or rehabilitation of community/commercial facilities	4	9
8	Public Services Objectives				
		See Neighborhood-Based Activities discussion	See Objectives 4.5 and 9.2		
9	Community (HUD's Economic) Development Objectives				
9.1		Foster job growth for local residents. There was no specific goal established for job growth in the Action Plan	Job creation through DHCD-funded developments is a local goal	2,000	2,988
9.2		Provide job training and placement as part of neighborhood-based revitalization services	Individuals provided with job training and placement	275 trained 200 placed	177 268
10	Planning and Administration				
		There were no specific goals in the '03 Action Plan			

C. Additional Accomplishments

1. Operating the Continuum of Care

The District supports the operation of the Continuum of Care for homeless individuals and families through several agencies, under the coordination of the Deputy Mayor for Children, Youth, Families and Elders. The District has contracted with the Community Partnership for the Prevention of Homelessness to provide services to homeless individuals and families under the Emergency Shelter Grant Program and local funds (both locally appropriated funds and TANF block grant funds that support family shelters). The District's overall strategy for assisting the homeless includes:

- ? Developing and implementing a 10-Year Plan to End Homelessness with particular focus on ending chronic homelessness within a shorter time frame.
- ? Utilizing a management information system (HMIS) and requiring standardized intake and assessment to be done for all adults and families. (HMIS is in place for all District-funded homeless providers as of the end of FY 2003).
- ? Increased collaboration between the Continuum of Care and the District's mainstream agencies dealing with health, mental health, employment, corrections, housing, welfare, and family services (to be specified in the District's 10-Year Plan).
- ? Dedicating multi-year Continuum of Care funding to support housing-based models of service delivery that will (a) increase the likelihood of dedicated mainstream public sector investments and (b) leverage additional private sector grants and loans.
- ? Increasing the availability and quality of case management services in all programs, thus reducing lengths of stay and increasing numbers of persons who can be served.
- ? Creating programs, supportive services, and financing products that will engage more community- and faith-based organizations in the provision of smaller neighborhood-friendly emergency shelter, transitional housing, and permanent supporting housing.
- ? Reducing dependency on large shelters and discrete housing for homeless persons; increasing the integration of Continuum of Care programs with mainstream community-building efforts.
- ? Structuring a near-term transitional period in which existing emergency shelter services remain in operation as alternative capacity is being developed. (A transition plan is in place to replace and/or upgrade five shelter sites with 720 beds by FY 2006).
- ? Linking Continuum of Care housing investments - projected at \$20 million over five years, including the Commission (now Department) on Mental Health Service's "Home First" program - to the District's economic and neighborhood development.

The strategy also includes specific interventions for adults, for youth, and for families. For adults:

- ? Increasing prevention services to keep adults in their housing.
- ? Increasing outreach services to those persons who remain in the streets, including the implementation of a “housing first” model to place chronically homeless persons on the streets and in shelters into permanent housing with wraparound services.
- ? Converting all shelters to 24-hour operation with wraparound mainstream services.
- ? Improving services at the Federal City Shelter, integrating the site with other adult services.
- ? Increasing affordable housing and support services for mentally ill adults.

For youth:

- ? Expanding capacity to serve homeless youth.
- ? Creating the capacity to serve homeless teens with children.

For families:

- ? Increasing prevention services to keep families in their housing.
- ? Developing more options for families seeking shelter that will allow all families to be offered tangible and appropriate assistance within 30 days of initial contact, thus creating the means to reduce and perhaps eliminate the waiting list for family shelter.
- ? Expanding “housing first” options for homeless families.
- ? “De-coupling” the provision of housing and case management services for families to (a) attract more community-based and faith-based family services agencies; (b) obtain high quality, market rate rental housing; and (c) limit stays to 120 days of intensive services and increase the numbers of families served annually.
- ? Eliminating the waiting list and provide families with appropriate and immediate responses to emergency needs.

FY 2003 Accomplishments:

In FY 2003, the Emergency Shelter Grant provided eviction prevention grants to 273 families and/or single adults, supported shelter operations for a 45-family shelter, and renovated space containing 478 beds.

2. Fair Housing Promotion and Expanding Access to Housing Choice

A) Fair Housing: The Consolidated Plan for FY 2001-2005 does not set long-term goals for fair housing promotion. It notes that during FY 2000, DHCD entered into an agreement with the Fair Housing Council (FHC) of Greater Washington, Inc. to provide certain services to the District in analyzing and reducing impediments to fair housing. FHC's Analysis of Impediments (AI) was included in the Fiscal Year 2003 Consolidated Plan Action Plan, available from DHCD. A new AI will be prepared in 2004.

Informally, DHCD has as its goals to promote fair housing through education and outreach with the underserved populations and linguistically-isolated populations (i.e., Latino and Asian, disabled and elderly) and to inform and educate DHCD's program and project sub-recipients on their fair housing and equal opportunity responsibilities.

FY 2003 Accomplishments:

DHCD distributed, directly or through its sub-recipients, over 25,000 fair housing brochures in English, Spanish and Vietnamese. These brochures were mailed directly to community-based organizations and distributed by these organizations at home-buying workshops, tenant association meetings and other community and recreational activities. DHCD held training workshops for staff and sub-recipients detailing HUD equal opportunity laws and regulations and their obligations under these policies as well as fair housing laws. DHCD also held its Second Annual Fair Housing Symposium.

DHCD also submitted a proposal for a Fair Housing Initiatives Program—Education and Outreach Initiative (FHIP - EOI) Grant under its Homeownership Component titled "Your Fair Housing Right to Homeownership" to provide fair housing and first-time homeowner training to various ethnic communities in all of the City's 8 wards.

B) Expanding Access and Housing Choice: Lower-income and minority households face barriers to housing choice. These barriers include discrimination in loan approval and rental access, but they also include problems such as poor credit histories and personal financial management practices that make qualifying for a loan difficult, and a lack of knowledge regarding how to become a homeowner.

The District provides assistance through neighborhood-based organizations to help affected households overcome these barriers. They include:

1. Provision of financial support to community-based organizations so they can provide comprehensive housing counseling services to lower-income households.
2. Provision of technical assistance to first-time homebuyers, to tenants seeking to cooperatively purchase and renovate apartments, to existing homeowners to rehabilitate their homes, and to homesteaders to purchase and rehabilitate their homes.
3. Support for neighborhood improvement efforts in areas of opportunity to achieve an overall visible impact on neighborhood conditions and livability.

Over 14,000 persons/households received comprehensive housing counseling during FY 2003 through DHCD-funded, neighborhood initiatives. DHCD requires that all projects that it funds be barrier-free and communicates this in its annual funding cycle RFP.

3. Reduction of Lead-Based Paint Hazards

The Consolidated Plan describes the District's efforts to implement the U.S. Department of Housing and Urban Development lead-safe housing regulations. The D.C. Department of Health undertakes lead hazard inspection and risk assessment in the city's housing units. Key actions for DHCD in carrying out this strategy are to ensure that lead-safe work practice requirements for contractors are used in renovation, remodeling, painting demolition and other activities that disturb painted surfaces in assisted units.

During FY 2003, DHCD sponsored a city-wide Lead-Safe Housing Conference to inform all stakeholders of the lead-safe requirements and to create a partnership for implementation of the HUD Lead-Safe Housing Rule.

DHCD competed for two HUD lead-safety grants for FY 2004. At the end of the fiscal year, DHCD was notified that HUD had awarded the District two grants: 1) the Lead Hazard Control Program Grant award of \$2,997,743; and the Lead Hazard Reduction Demonstration Grant award of \$2,000,000. DHCD will provide a match of \$4,000,000. The grant activities will be carried out through a partnership of DC government agencies and non-profit community development organizations which resulted from DHCD's city-wide conference.

4. Implementation of an Anti-Poverty Strategy

DHCD plays a supporting role in the District's Anti-Poverty Strategy, and did not establish specific goals in the Consolidated Action Plan. The D.C. Department of Human Services and the D.C. Department of Employment Services largely administer the District's anti-poverty strategy. The D.C. Housing Authority also plays a role, in administering Family Self-Sufficiency programs for public housing residents, and DHCD assists the Housing Authority with funding for its HOPE VI re-developments.

The problem of poverty pervades the District and undermines many of the solutions that District agencies implement to relieve poor housing conditions, homelessness, unemployment, and other social concerns. Census data confirm a structural mismatch between the types of jobs being created in the Washington market, and the preparation of local residents for those jobs.

DHCD included in its FY 03 strategies funding for job training for 177 persons and placement for 268; technical assistance to 1,096 neighborhood businesses; and creation of jobs for 2,988 residents through its construction projects. Housing counseling assistance helped over 14,000 residents with credit counseling, budgeting, finding apartments and homes, access to DHCD housing programs and home management.

PART III FISCAL YEAR 2003 RESOURCES AND LEVERAGING

To carry out its mission, goals and programs, DHCD relies primarily on federal funding. Funds from the U.S. Department of Housing and Urban Development typically comprise three-quarters of the Department's budget, with the remainder coming from local appropriated funds and loan repayments. DHCD also has access to other financing sources, such as Low Income Housing Tax Credits and local Capital Improvement Fund dollars that are not recorded in its budget.

A. Federal and Local Funding

1. Grants and Appropriations

During FY 2003, the District of Columbia received a total of \$42,283,000 in entitlement grants from the U.S. Department of Housing and Urban Development (HUD), broken out as follows:

? Community Development Block Grant.....	\$23,207,000
? HOME Investment Partnerships Program	\$7,797,000
? Emergency Shelter Grant	\$828,000
? Housing Opportunities for Persons with AIDS (HOPWA).....	\$10,451,000*

*This is the total available to the Metropolitan Statistical Area (SMA), not the DC portion

In addition to the entitlement funds received during FY 2003, the District had additional federal funds:

? Community Development Block Grant program income.....	\$14,328,563
? Community Development Block Grant previous year carry over	\$15,094,266
? HOME Investment Partnerships Program program income.....	\$400,000
? HOME Investment Partnerships Program previous year carry over.....	\$7,743,003
? Emergency Shelter Grant previous year carry over.....	\$1,339,700

Finally, DHCD received \$4,218,140 in local appropriations and \$30,877,421 in other program repayments.² Removing funds for the HOPWA program - which is administered separately and discussed in Part VI³ - there was a total of \$81,656,124 budgeted for FY 2003 without the carryover, and a total of \$105,833,093 available funds in FY 2003. See Table 5 and also the footnote below⁴ for an explanation of carryover funds. Note that the local/other funds shown in Table 9 reflect initial budgeted amounts, not final receipts from the District.

² DHCD also held a balance of \$22,549,183 in the local Housing Production Trust Fund but did not have authority from the Council of the District of Columbia to spend these funds.

³ HUD allocates the Housing Opportunities for Persons with AIDS (HOPWA) program funds to District of Columbia, Suburban Maryland, Northern Virginia, and West Virginia region.

⁴ Carryover funds represent funding that was not obligated or committed in prior years, as well as funds that were committed in a previous year, but which the project sponsor has not yet drawn from the Department. If a non-profit housing developer spends \$2,000,000 of a \$3,000,000 grant in FY 2001, the remaining \$1,000,000 is carried over (but not budgeted) into FY 2002 as available funding. It is available to be spent, but not to be awarded.

Table 4: Available 2003 Funding

Program	FY 2003 Funds	Program Income	Subtotal- FY 2003 Budget Funds	Prior Year Carryover Funds	Total Funds Available in FY 2003
CDBG	\$23,207,000	\$14,328,563	*\$37,535,563	\$15,094,266	\$52,629,829
HOME	\$7,797,000	\$400,000	\$8,197,000	\$7,743,003	\$15,940,003
ESG	\$828,000	\$ -	\$828,000	\$1,339,700	\$2,167,700
Local / Other	\$35,095,561	\$ -	\$35,095,561		\$35,095,561
Total	\$66,927,561	\$14,728,563	\$81,656,124	\$24,176,969	\$105,833,093

*Includes \$4.2 million in unanticipated program income.

Prior year ESG funds are committed for ongoing rehabilitation, FY 2003 shelter operations, or disbursements to the DC Emergency Assistance Fund for prevention activity.

FY 2003 Budget Allocations

In FY 2003, DHCD allocated the budgeted funding shown in the highlighted column of Table 5 above among its programs as shown in the following tables:

Table 5: FY 2003 CDBG Program (CD-27) Gross Budget

1. Homebuyer Assistance and Housing Recycling and Preservation	
- Home Purchase Assistance Program	\$2,271,753
- Homeownership Developers' Incentive Fund	\$552,314
- Homestead Housing Preservation Program	\$1,461,936
- Single-Family Residential Rehabilitation Program	\$591,871
- Tenants Apartment Purchase Program	\$744,846
Subtotal	\$5,622,720
2. Affordable Housing Production	
- Construction Assistance Program	\$18,258,246
- Multi-Family Housing Rehabilitation Program	\$10,137,448
- Affordable Housing Production Assistance Program	\$805,288
Subtotal	\$29,200,982
3. Community Organization Support	
- Neighborhood Development Assistance Program (NDAP)	\$6,965,338
- Community-Based Organizations Neighborhood Services Program	\$2,214,854
- Neighborhood Initiatives Support Program (NISP)	\$0
- Special Grants Program	\$304,637
- Community Activities and Services Support Program	\$0
Subtotal	\$9,484,829
4. Community/Commercial Development	
- Economic Development Program	\$301,948
- Urban Renewal and Community Development Property Management	\$772,183
- Community Development Planning Contracts and Studies	\$93,280
Subtotal	\$1,167,411
General Administration and Overhead	\$7,153,887
Total	\$52,629,829

Table 6: FY 2003 HOME Program Budget

1. Homebuyer Assistance and Housing Recycling and Preservation	
- Home Purchase Assistance Program	\$3,349,782
- Single-Family Residential Rehabilitation Program	\$250,143
- Tenant Apartment Purchase Program	\$186,611
Subtotal	\$3,786,536
2. Affordable Housing Production	
- Construction Assistance Program	\$3,592,096
- Multi-Family Housing Rehabilitation Program	\$3,537,072
- Community Housing Development Organization set-aside	\$1,898,277
- Housing for Elderly, Disabled and Dependent (HoFEDD)	\$2,292,122
Subtotal	\$11,319,567
3. Program Monitoring and Administration	\$833,900
Total	\$15,940,003

Table 7: FY 2003 Emergency Shelter Grant Program Budget

1. Homeless Support and Prevention	
- Emergency Shelter Grant Program	\$2,167,700
2. Program Administration and Monitoring	\$0
Total	\$2,167,700

Table 8: FY 2003 Local / Other Funds Budget

1. Homebuyer Assistance and Housing Recycling and Preservation	
- Home Purchase Assistance Program	\$8,068,200
- Homestead Housing Preservation Program	\$68,187
- Single Family Residential Rehabilitation Program	\$0
- Land Disposition	\$71,500
Subtotal	\$8,207,887
2. Affordable Housing Production	
- Multi-Family Housing Rehabilitation Program	\$203,044
- Land Acquisition for Housing Development Organizations	\$433,958
- Housing Production Trust Fund	\$24,399,815
- Land Acquisition for Housing Development Organizations	\$416,000
Subtotal	\$25,452,817
3. Community and Commercial Development	
- Economic Development Marketing Plan	\$440,169
4. General Administration and Overhead	\$994,688
Total	\$35,095,561

B. Leveraged Funds

Home Ownership: DHCD provided more than \$3.7 million in direct loans of federal and local funds through the Home Purchase Assistance Program (HPAP), to support homeownership opportunities for low- and moderate-income residents. The HPAP borrowers in turn leveraged \$32.6 million in private financing - a private: public ratio of 9:1.

Development Finance: The grant award criteria of the District's housing and community development programs require the maximum use of private financial resources. Public funds are used to "close the gap" in providing the financing needed for selected projects. Therefore, the District's housing production programs are expected to leverage a significant level of private funds. At the same time, however, DHCD recognizes that - with the District's high real estate costs - projects that serve lower income households will require higher levels of subsidy. In FY 2003, the Development Finance Division leveraged approximately \$3.84 for every dollar of HOME or CDBG spent on housing, commercial facilities and community facilities. Leverage from all sources of funds was \$6.70 for each public dollar.

PART IV ASSESSMENT OF THE FY 2003 PERFORMANCE

A. FY 2003 Investments

1. Homebuyer Assistance and Housing Recycling and Preservation

During FY 2003, DHCD assisted in the creation of 268 first-time homeowners by providing Home Purchase Assistance (HPAP) loans). DHCD expended a total of \$2.0 million from the CDBG and HOME programs, supplemented by the expenditure of \$1.7 million in local appropriated funds for home ownership activities. These funds leveraged approximately \$32.6 million in private sector dollars - a private-public ratio of 9:1. In addition, DHCD helped 295 tenants in the process of converting their rental units to ownership, and provided 44 loans/grants to assist another 34 families to rehabilitate their homes. (See Table 9)

The Homestead Housing Preservation Program did not operate a lottery in FY 2003. However, there were other activities in FY 2003. Of properties that were rewarded in previous years, 20 units were completed in FY 2003. Also, during FY 2003, over 200 families received housing counseling training and assistance under the Program. In 2002, DHCD turned its portfolio of Homestead properties over to the Office of the Deputy Mayor for Planning and Economic Development to support the Administration's "Home Again" initiative. This initiative packages vacant structures so that developers can bid on them.

Table 9: Homeownership and Home Rehabilitation Expense, FY 2003

Program	Units	CDBG Expense	HOME Expense	Other / Local Expense	Private Funding
Home Purchase Assistance Program (HPAP)	268	\$1,992,115	\$681,080	\$2,045,699	\$32,579,405
Homestead Housing Preservation Program	0	\$1,027,644	\$0	\$80,006	\$0
Subtotal	268	\$3,019,759	\$681,080	\$2,125,705	\$0
Single Family Residential Rehabilitation Program (SFRRP)	34*	\$ 340,985	\$0	\$0	\$0
Tenant Apartment Purchase Assistance program	295	\$ 737,348			\$ 1,958,000
Total	507	\$4,098,092	\$681,080	\$2,125,705	\$34,537,405

*34 families/44 loans

Assessment: Assisting New Owners: Shortly after the start of fiscal year '03, DHCD decreased its projection for anticipated loan activity in the HPAP program due to the continued inflation in the District's housing market. The '03 Action Plan HPAP goal of 536

was reduced to a more realistic 240 loans based on the limited inventory of homes affordable to income-eligible first-time homebuyers.

To support this important affordable housing program, DHCD requested from the DC Council an amendment to the HPAP legislation to increase the allowable loan subsidies for low income residents. We also expanded homeownership incentives to DC Government Employees, to include Emergency Medical Technicians with Police, Firefighters and Teachers in the employee homeowner incentive program EAHP. These actions enabled DHCD to exceed its 240 loan projection, by making 268 HPAP loans.

In addition to the HPAP loans to first-time home buyers, DHCD established a goal of 200 units to assist in converting from rental to ownership. DHCD was able to assist 295 tenants toward first-time home ownership in its Tenant Apartment Purchase Program (TAPP). This program provides counseling to tenants on rights of first refusal when a building is for sale. The program also provides technical assistance, seed loans, "earnest money" deposit loans, and acquisition loans to Tenant Organizations who begin the process of converting their rental to ownership units. The program provided counseling to 7,867 tenants in FY 2003. (See Table 14)

The Department has substantially met the goals and strategies of its five-year plan and Action Plan for increasing home ownership opportunities. From 2000-2003 DHCD has provided a total of 1,521 HPAP loans and assisted 726 tenants toward ownership through the TAPP Program. The combined number of persons assisted with first-time ownership by HPAP and TAPP in FY 2003 was 535.

Assessment: Assisting Current Owners: DHCD faced even greater challenges (see below) in meeting its FY '03 Action Plan Single Family Rehabilitation goal of 55. The Department provided 44 loans and/or grants to 34 households in FY 2003. This achievement was the result of loans closed in-house and a cooperative effort between the Department and two of its community-based organizations funded through the Neighborhood Investment Program (formerly, Neighborhood Development Assistance Program (NDAP). The Department was able to provide this assistance despite the challenges discussed below.

Qualified clients continued to encounter a shortage of certified home rehabilitation contractors, especially contractors qualified under the lead-safe rule. It is a prerequisite of the program that, for the loan to be closed, the homeowner must have obtained competitive bids from multiple rehabilitation contractors. However, in D.C.'s hyper-active housing market, most contractors have a high volume of private "high-end" home improvement jobs, and show relatively little interest in doing government-funded home rehabilitation jobs with specific restrictions related to scope of work, approvals, and payment.

DHCD suspended intake of new applications for loans for the Single Family Residential Rehabilitation Program in July 2003 to redesign certain elements of the program. The redesign will increase the efficiency of program delivery and ensure that the program operates in compliance with District and Federal regulations. The Department re-opened the program for applications in December 2003.

2. Affordable Housing Production

DHCD provided CDBG and HOME funding, along with other funding sources, to support the rehabilitation of 1,908 multi-family affordable housing units, and new construction of 277 multi- or single-family units. DHCD used Low Income Housing Tax Credits and Housing Production Trust Fund funding to support the development of 1,167 multi-family units of the 1,908 multi-family total and 251 of the new multi-and single-family units. In total, DHCD provided funding that will produce 2,185 affordable housing units. CDBG funding also assisted in the acquisition of 295 units by tenants under the District of Columbia's First Right Purchase Law. (See Table 11)

Table 10: Affordable Housing Production, Expense, FY 2003

Program	Units	CDBG Expense	HOME Expense	Other/Local Expense
Construction Assistance Program	N/A	\$ 12,926,199	\$ 304,810	\$ 203,044
Multi-Family Rehabilitation Program	N/A	9,501,328	1,717,301	35,084
Affordable Housing Production Assistance Program	N/A	30,475	0	0
Housing Finance for Elderly, Dependent and Disabled	N/A	0	178,531	0
Community Housing Development Organizations	N/A	0	530,987	0
Housing Production Trust Fund	N/A			3,915,660
Total		\$ 22,458,002	\$ 2,731,629	\$ 4,153,788

In addition, DHCD funded redevelopment of nine commercial and community facilities during FY 2003. The Department also financed two technical assistance projects and two infrastructure projects. In total, DHCD provided \$31.7 million in loans and grants to supplement \$196.2 million in private and other financing, for an overall leveraging ratio of 6.7:1 and a residential development leveraging ratio of 3.8:1.

Table 11: Housing Units Created/Rehabilitated, FY 2003

Program	Units	CDBG Funding	HOME Funding	Other / Local Funding*	Private Funding
Multi-Family New Construction	251	0	0	4,054,067	26,412,175
Multi-Family Rehabilitation ⁶	1,908	7,115,000	3,597,785	12,219,986	164,205,157
Single Family New Construction	26	985,000	0	0	5,627,916
Tenant Purchase Prog.	295	3,756,750**	0	0	1,958,000
Total	2,480	11,856,750	3,597,785	16,274,053	196,203,248

*Note - Count includes HPTF and LIHTC-funded units.

** The actual figure is higher than the budgeted figure shown in Table 6 because additional multi-family CDBG funding was used during FY 2003 to fund various additional tenant acquisition projects. Project funding without personal services.

⁶ With or without acquisition.

FY 2003 Development Projects Funded---CDBG and HOME

DHCD provided funding for the housing and community development projects that accomplish its program goals through a competitive funding process. Starting in the summer of 2002, a Notice of Funding advised the community of the amount of funding that would be available for the Fiscal Year 2003. A Request for Proposals (RFP) was issued with specific instructions for submitting proposals, development priorities, and the geographic and income targets.

Through this process DHCD funded the following projects:

CDBG Projects

La Clinica Del Pueblo	900,000
Parkside Terrace Apartments	1,250,000
3939 South Capitol Street SW.....	485,500
1441 Spring Road Condominium	300,000
Spanish Senior Center.....	247,271
DCHFA/George Washington Carver Apartments.....	2,400,000
Capitol Manor Cooperative	3,400,000
Hines Building	973,000
Homes @ Woodmont	985,000
Urban Village	2,465,000
1458 Columbia Road NW Tenants Association.....	900,000
TOTAL	\$14,305,771

HOME Projects

Elsinore Courtyards	\$ 1,500,000
Parkside Terrace Apartments.....	1,095,000
TOTAL	\$2,595,000

DHCD makes every effort to serve its diverse population through its project funding. Table 12 indicates the number of units funded by income level and special needs in FY 2003.

Table 12: FY 2003 DFD Units Funded: By Income Level and Special Needs

Funding Category	Special Needs	Extremely Low	Very-Low	Low-Income	Low-Mod	Senior
LIHTC	0	0	183	62	0	151
HPTF	0	0	420	628	0	125
CDBG	0	129	119	98	132	0
HOME	0	0	121	30	0	0
Totals:	0	129	843	818	132	276

3. Special Needs Housing

Three of DHCD's FY 2003 DFD projects were for special needs. They include:

1. St. Paul Senior Living @ Wayne Place - 56 units of senior housing
2. North Capitol Plymouth Senior Apartments - 69 units of HUD 202 senior housing
3. East Capitol HOPE VI Senior Building - 151 units of senior housing

DHCD requires that its funded projects be barrier-free housing, and it has earmarked local Housing Production Trust Fund monies to ensure that purpose. (See also p.35 for Continuum of Care Special Needs Housing)

Assessment: Increasing Supply DHCD has met the goals of its five-year strategic plan and its FY 2003 Action Plan by supporting the rehabilitation and preservation of its affordable housing stock. The challenges faced included the inflation in housing prices in the District and the shrinking availability of land parcels large enough for single-family home development. By focusing on rehabilitation of its aging housing stock, assisting tenants toward ownership and supporting new construction where possible DHCD increased the affordable housing supply by 2,185 units.

The '03 Action Plan goals for multi-family rehab and for single/multi-family new construction were 1,055 units and 408 units, respectively; for a total of 1,463 units. In FY 2003, DHCD funded rehabilitation for 1,908 multi-family units and new construction of 277 single/multi-family units for a total of 2,185 units added to the affordable housing supply. (This is overall 722 more units than projected.) DHCD also provided funding to support nine community and/or commercial facilities. Since FY 2000, DHCD has provided funding for 7,521 affordable housing units.

4. Neighborhood Investments-Community Organization Support.

"Neighborhood Investments" includes a broad range of programmatic initiatives carried out through neighborhood community development organizations working in their local service areas. Grants are tailored to match community needs and help to fill the gaps in service delivery by strengthening local intermediaries. In FY 2003, DHCD provided funding to 19 Community Development Corporations and to seven Community-Based Organizations. Table 14 contains information on the CDC and CBO Work Programs and funding for FY 2003.

**Table 13: CDC Neighborhood Investments-Community Organization Support
Expense, FY 2003**

Program	Units	CDBG Expense	HOME Expense	Other/Local Expense
Neighborhood Development Assistance Program	N/A	\$ 4,336,846	\$0	\$0
Community Based Organization Neighborhood Services Program	N/A	1,787,014	\$0	\$0
Neighborhood Initiative Support Program	N/A	\$0	\$0	\$0
Special Grants Program	N/A	\$0	\$0	\$0
Total	N/A	\$ 6,123,860	\$0	\$0

One aspect of CDC work is to sponsor business façade redevelopment projects with local merchants. During FY 2003, the Department's Storefront Façade Program made significant strides. At the end of the fiscal year 70 new façade renovations had been substantially completed in the following commercial districts: Upper Georgia Avenue, H Street NE, Anacostia, and Minnesota Benning.

In the FY 2003 Action Plan, Neighborhood Based Services' goal for job training was for 275 persons and its goal for job placement was for 200 persons. The goal for Technical Assistance was for assistance to 375 businesses; and the goal for housing counseling was for 6,000 persons/households. Table 15 provides performance and expenditure information on these goals.

Table 14: Job Creation, Business Counseling and Housing Counseling Funding, FY2003

Program	Units	CDBG Funding	HOME Funding	Other / Local Funding	Private Funding
DFD Job Creation	2,988	\$ 11,902,071	\$ 2,464,785	\$ 12,696,120	\$193,513,298
Job Training/Placement	177/268	577,430	0	0	0
Business Technical Asstnc.	1,096	1,177,996		0	0
Neighborhood Investment Housing Counseling	6,875	1,983,518	0	0	0
TPTAP Housing Counseling	7,867	330,000	0	0	0
Total		\$15,971,015	\$2,464,785	\$12,696,120	\$193,513,298

Assessment: Neighborhood Investment DHCD surpassed its Action Plan targets for housing counseling (6,000), and small business technical assistance (375), fell slightly short of its job training goal (275), but exceeded projections in job placements.

Specifically, DHCD funded job training for 177 persons and placement for 268 persons. We have found that the DC Department of Employment Services' extensive job training opportunities and network of One-Stop Job Centers is meeting the community demand for job-training. DHCD will not emphasize job-training activities in FY 2004, only providing job training/placement for one grantee, instead, resources will be focused on housing-related needs.

Neighborhood business-assistance services continued to be in demand in FY 2003. The goal of 375 businesses that was set in the Action Plan was greatly exceeded, with neighborhood organizations responding to 1,096 requests for technical assistance. DHCD will continue its support for small business/commercial corridors projects in FY 2004.

DHCD will also expand its housing counseling services in FY 2004. In FY 2003, counseling services provided by community based organizations served 6,875 tenants, owners and potential owners. To prevent displacement and/or assist in relocation of tenants in buildings with expiring federal housing subsidies, DHCD will expand its preventive counseling services.

5. Community and Commercial Development

The District adopted a strategy to create job and business opportunities for District residents as part of its effort to create and maintain healthy and viable neighborhoods. This has several benefits, including a stronger tax base, more stable neighborhoods and more income to afford increasing housing costs.

Table 15: Community and Commercial Development Expense, FY 2003

Program	Units	CDBG Expense	HOME Expense	Other/Local Expense
Economic Development Program	N/A	\$ 191,171	\$0	\$ 440,169
Urban Renewal and Community Development; Property Management	N/A	355,373	\$0	\$0
Community Development Planning Contracts and Studies	N/A	\$0	\$0	\$0
Special Grants Program	N/A	\$0	\$0	\$0
Total	N/A	\$ 546,544	\$0	\$ 440,169

Among the activities funded under this category were two Section 108 Loan Service Payments, Mortgage counseling services for HomeFree, USA, technical advice for 320 businesses through the Georgia Ave. Business Resource Center, property maintenance for 25 properties (including salaries and benefits, and processing of abandoned properties for acquisition and sale as affordable housing under the Home Again Program.

An important vehicle for achieving this strategy is the operation of a CDBG-funded micro-loan program through the H Street Community Development Corporation. In FY 2003, DHCD funded micro-loan assistance to the following ventures:

Details on the FY 2003 micro-loan activity

?	Jordan Springs	\$25,000
	This is a distributor of bottled spring water; loan made for inventory	
	2002 loan continued to be serviced in 2003	
?	Capitol Hill Veterinary Clinic	\$25,000
	Loan made for salaries, 2002 loan continued to be serviced in 2003	
?	Ross Upholstery	\$2,193
	2003 loan made for working capital	
?	Modern Liquors	\$25,000
	2003 loan made for working capital	
?	Kuumba Collectibles (Commercial printing)	\$25,000
	2003 loan made for working capital	

Assessment: Community and Commercial Development No specific one-year goals were set for Economic and Commercial Development, since DHCD plays a supplemental role to the

Office of the Deputy Mayor for Planning and Economic Development. However, in addition to its micro-loan program, and technical assistance to small businesses, DHCD created 2,988 jobs for local residents through its development projects, using all funding sources. (Tables 14 and 15.)

DHCD also promotes economic development by contributing to infrastructure projects. These include the façade development projects described under "Community Organization Support" and the provision of funds to the D.C. Department of Transportation for streetscape improvements and the DC Housing Authority for site infrastructure improvements. In FY 2003, DHCD provided \$211,733 in capital funds for streetlight installation improvements in Knox Hill Village on Knox Terrace SE. Also, DHCD provided \$3,000,000 in capital funds to the DC Housing Authority for site infrastructure improvements in their Henson Ridge HOPE VI project.

6. General Administration and Overhead

Table 16: General Administration and Overhead Expense, FY 2003

Program	Units	CDBG Expense	HOME Expense	Other/Local Expense
General Administration and Overhead	N/A	\$ 4,606,682	\$ 622,957	\$ 204,185
Total	N/A	\$ 4,606,682	\$ 622,957	\$ 204,185

B. Other Investment Accomplishments

1. Homeless Support and Prevention

The Emergency Shelter Grant (ESG) program supports the District's homelessness Continuum of Care and the relevant objectives of the Consolidated Plan. The Office of the Deputy Mayor for Children, Youth Families and Elders provides ESG funds via a subgrant agreement with the Community Partnership for the Prevention of Homelessness. An overview of the District of Columbia's goals and action steps for ending homelessness is provided in Appendix C, which is comprised of a section excerpted from the FY 2003 Continuum of Care application to HUD for competitive McKinney-Vento Act funds. The following discussion provides the context for understanding the District's larger, multiyear effort to abate and end homelessness.

Table 17: Homeless Support Expense, FY 2003

Program	Units	ESG Expense
Emergency Shelter Grant Program	N/A	\$ 703,957
Total	N/A	\$ 703,957

Discussion

The US Census 2001 estimate revealed that there are about 115,500 persons living in poverty in the District of Columbia. Homeless people come out of this community of poor persons. To respond to the housing crisis and other needs of the extremely poor, the District government

and private providers have built one of the largest and most diverse homelessness Continuum of Care systems in the nation.⁷

Taking into account emergency shelters, transitional housing and the stock of permanent supportive housing for persons with disabilities, the District's Homelessness Continuum of Care - public and private - has about 8,026 beds for men, women, youth and persons in families. There are others that do not have a roof at all - about 500 adults living in the streets and an estimated 925 persons in families living in precarious and unstable housing every day. An estimated total of 8,480 persons are either homeless without a roof over their heads, homeless under a roof they may lose any day, or living under a roof supplied by the Continuum of Care.

Many more poor people are using homelessness services at some time over the course of a year. Preliminary FY 2003 data that the Community Partnership receives from its programs (that represent about 65% of the total Continuum of Care bed capacity) indicate that as many as 17,000 persons may have experience homelessness in FY 2003. The number is likely inflated due to duplicate counting of persons that use several shelters or use different levels of the Continuum of Care over the year, a factor that will be examined in greater detail when all the FY 2003 data contained in the District's HMIS are cleaned and sorted. Whatever the final unduplicated number of persons experiencing homelessness on an annual basis, it will certainly exceed 2.5% of the District's total population and will be more than 13% of all persons living in poverty, both rates that are significantly higher than most all other urban areas. Among these homeless persons are at least 1,200 that HUD would define as "chronically homeless" (Appendix C indicated how this number is derived), who are essentially remaining in the streets and in low-barrier shelters year round. The number of chronically homeless may be as high as 2,000, and this presents a significant challenge to the District to provide permanent housing with wraparound supportive services.

A Continuum of Better Services and Focus on Long-Term Outcomes: The publicly funded homelessness system has changed significantly since FY 1995. Through a combination of increasing and re-allocating District funds over that time, as well as adding substantial new federal funds won through national competitions, the system is both larger and more balanced between emergency care and programs that provide longer-term assistance through transitional and permanent supportive housing.

The publicly-funded Continuum of Care is 65% larger in capacity and much more oriented to transitional and permanent housing than the one that was handed to the Partnership in 1995. The public system now shelters and houses over 5,500 people daily throughout the year and another 750 or so persons during the winter months. Table 18 below sums up the major changes in the public system since 1995.

⁷ See *Evaluation of Continuums of Care for Homeless People, Final Report*, U.S. Department of Housing and Urban Development, May 2002, p. 36.

Table 18: Changes in Number and Percentage of Beds in the Public Continuum of Care - FY 95 to FY 03

	Fy1995		Fy2003	
	<u>n</u>	<u>%</u>	<u>n</u>	<u>%</u>
Emergency 12-24 shelter (beds)	3,556	76%	3,157	41%
Transitional Shelters & Housing (beds)	744	16%	2,344	30%
Permanent Supportive Housing (beds)	381	8%	2,240	29%
Totals	4,682		7,740	
Emergency 12-hr overnight shelter (beds)	1,144		784	
as percent of total (without winter beds)	26%		11%	
Additional 12-hr adult beds in winter only	225		745	

Moving Toward the End of Homelessness in the District: The District has accomplished a great deal in building a public and private Continuum of Care. According to a HUD study released in May 2002, the District had the highest number of beds per 10,000 persons in poverty of the 25 cities and counties that the study covered, higher than comparable metropolitan areas like Boston and San Francisco.⁸ However, the District does not consider the perpetuation of a homelessness system, however large, to be the proper strategy.

Instead the District has taken steps toward designing a 10-year plan to end homelessness. Long term objectives are to create 3,000 units of affordable housing for adults, many of whom are chronically homeless persons with disabilities, and 3,000 units for families with special needs. The details and projected timeline of the emerging 10-year plan to end homelessness can be found in Appendix C of this CAPER.

FY 2003 Homeless Service Accomplishments

Utilization and Accomplishments of ESG Funds

In FY 2003, using ESG funds, the Community Partnership paid for the following activities as planned per its ESG 2002 recitals.⁹

? GOAL: Prevention/Emergency Assistance Grants for 100 Families and 50 Adults
\$ 365,575

Actual: 273 families/adults were assisted at a total cost of \$365,575, utilizing ESG 2000, ESG 2001 and ESG 2002 funds, with some ESG 2002 funds carrying forward into FY 2004.

⁸ p.36, Evaluation of Continuums of Care for Homeless People, Final Report, U.S. Department of Housing and Urban Development, May 2002.

⁹ The ESG goals and expected funding for FY 2003 are taken from the ESG 2002 recitals, reflecting that the ESG fiscal year is one year behind the District's fiscal year in terms of when funds are available; thus the ESG 2002 recitals are used above as the measure of goals-to-actual, even though ESG funds used to accomplish these goals come from ESG 00, ESG 01 and ESG 02 funds.

? **Essential Services/Outreach** **\$ 287,350**

GOAL: Grants were to be made for the cost of shelter operations at the Park Road Family Shelter (45 units) utilizing ESG 2002 funds.

Actual: A total of \$287,350 in rent was paid for the Park Road Family Shelter, utilizing ESG 2000, ESG 2001 and ESG 2002 funds (with some ESG 2002 funds carrying forward into FY 2004). In FY 2003 shelter for 45 families was supported.

? **Renovation and Rehabilitation** **\$ 327,499.25**

GOAL: These funds were committed to rehabilitate 7 shelters for singles (1542 beds) and 2 buildings (87 units) for homeless city residents in accord with the District's strategic plan to improve homeless Continuum of Care facilities. The FY 2003 ESG grant goal was for renovation of 300 beds.

Actual: This ambitious project will not be completed until December 31, 2003. The renovation process was undertaken in July 23; contracts are in place for all projects, but only \$136,485.85 had been expended as of September 30, 2003. By the end of fiscal year 2003, 478 shelter beds had been reported as renovated.

? **Staff, Operating Costs and Administration** **\$ 41,500**

GOAL: Funds covered a portion of administrative costs (\$20,750) for The Community Partnership's staff involved in the ESG program, and fiscal monitoring of ESG-funded activities. The Office of the Deputy Mayor for Children, Youth Families and Elders retained \$20,750 of the grant for its monitoring and administration of the ESG program.

Actual: The Community Partnership for the Prevention of Homelessness drew down its administrative funds in FY 2003.

Utilization of McKinney-Vento Act "Continuum of Care" Funds

The FY 2003 Action Plan states that the District and Community Partnership will continue to seek McKinney-Vento Act "Continuum of Care" funds to maintain and build its system of care for homeless people. In FY 2003 the Community Partnership received \$11.3 million from its FY 2002 "Continuum of Care" application to HUD and in FY 2003 submitted an application for \$14.2 million in McKinney-Vento funds, most of that for renewals. The following project priorities chart is excerpted from the FY 2003 Continuum of Care application:

Continuum of Care: Project Priorities

Applicant	Project Sponsor and Project Name	Beds/ Family Units	*Requested Project Amount	SHP New	SHP renew	S+C new	S+C renew
The Community Partnership	House of Ruth New Permanent Housing Program for Families	13 units	\$750,000	X			
The Community Partnership	Bright Beginnings/Day Care	26 slots	\$175,219		X		
The Community Partnership	Calvary Women's Services/Transitional Program	25 beds	\$142,306		X		

Applicant	Project Sponsor and Project Name	Beds/ Family Units	*Requested Project Amount	SHP New	SHP renew	S+C new	S+C renew
House of Ruth	House of Ruth Unity Inn #1	25 beds	\$34,657		X		
House of Ruth	House of Ruth Unity Inn #2	"	\$79,929		X		
House of Ruth	House of Ruth Reunified Families	13 units	\$84,383		X		
So Others Might Eat	SOME/Mickey Leland Place	15 beds	\$101,333		X		
The Community Partnership	Neighbor's Consejo	6 beds	\$149,203		X		
House of Ruth	House of Ruth Kidspace #1	76 slots	\$202,832		X		
House of Ruth	House of Ruth Kidspace #3	"	\$83,511		X		
The Community Partnership	House of Ruth Kidspace #2	"	\$204,916		X		
Transitional Housing Corp.	THC/Partner Arms	14 units	\$127,385		X		
House of Ruth	House of Ruth Herspace	16 units	\$321,806		X		
The Community Partnership	Christ House	83 beds	\$899,866		X		
The Community Partnership	Miriam's House	20 beds	\$141,214		X		
The Community Partnership	Community Family Life Services Brandywine	20 units	\$196,569		X		
Community Connections	Community Connections – Trans Group Home	16 beds	\$106,864		X		
Community Family Life Services	Community Family Life Services Trinity Arms	20 units	\$140,205		X		
So Others Might Eat	SOME/Maya Angelou & Harvest House	27 beds	\$513,941		X		
Coalition for the Homeless	Coalition for the Homeless/Spring Road	28 units	\$171,453		X		
Sasha Bruce Youthworks	Sasha Bruce Independent Living Program #2	14 beds	\$67,628		X		
Sasha Bruce Youthworks	Sasha Bruce Independent Living Program #1	"	\$129,593		X		
Catholic Charities	Catholic Charities/St. Martin's House	10 units	\$168,641		X		
The Community Partnership	Coates and Lane/Supported Housing Program	36 beds	\$358,073		X		
The Community Partnership	Woodley House New	8 beds	\$86,003		X		
The Community Partnership	Gospel Rescue Ministries	38 beds	\$100,906		X		
House of Ruth	House of Ruth Madison Transitional	25 beds	\$144,083		X		
The Community Partnership	Latin American Youth Center/ LTHP	12 beds, 17 units	\$583,578		X		
The Community Partnership	JHP, Inc. (formerly Jobs for Homeless People)	250 job slots	\$141,957		X		
Community Family Life Services	CFLS/ Family Support Collaborative	100 case management	\$364,761		X		
The Community Partnership	Coalition for the Homeless/Blair TRP	60 beds	\$204,748		X		
The Community Partnership	DC Central Kitchen Employment Program	48 job slots	\$87,850		X		
The Community Partnership	Catholic Charities Tenant Empowerment Network	20 units	\$257,404		X		
Hannah House	Hannah House THEIRS Reunification	5 units	\$148,115		X		

Applicant	Project Sponsor and Project Name	Beds/ Family Units	*Requested Project Amount	SHP New	SHP renew	S+C new	S+C renew
Sasha Bruce Youthworks	Sasha Bruce Teen Mothers Program	10 units	\$189,058		X		
The Community Partnership	New Hope Ministries Safe Haven	25 beds	\$232,880		X		
The Community Partnership	New Endeavors by Women/New Expectations	10 units	\$210,119		X		
Community Connections	Community Connections Training Apts	12 beds	\$98,175		X		
The Community Partnership	Community Connections HIV	6 beds	\$132,300		X		
The Community Partnership	Community Family Life Services Family Reunification	20 units	\$176,226		X		
So Others Might Eat	SOME/Exodus House	18 beds	\$323,673		X		
Coalition for the Homeless	Coalition for the Homeless/HELP Project	15 case management	\$113,825		X		
The Community Partnership	Catholic Charities Mt. Carmel House	20 beds	\$189,000		X		
The Community Partnership	Coalition for the Homeless Employment	460 job slots	\$333,913		X		
The Community Partnership	Catholic Charities Mulumba House	30 beds	\$245,422		X		
The Community Partnership	House of Ruth/New Beginnings (WIR)	10 beds	\$134,835		X		
The Community Partnership	Community Connections/Girard Street	6 beds	\$121,728		X		
The Community Partnership	Unity Health Care @ CCNV	700 health care	\$190,522		X		
The Community Partnership	Community Connections Trauma	6 beds	\$109,725		X		
Families Forward	Families Forward 1	18 units	\$229,046		X		
Families Forward	Families Forward 3	18 units	\$191,160		X		
Families Forward	Families Forward 2	18 units	\$201,224		X		
The Community Partnership	Access Housing Chesapeake House	14 beds	\$293,914		X		
The Community Partnership	HCSC Community Action Group	49 beds	\$266,084		X		
The Community Partnership	Christ House Kairos Expansion	13 beds	\$370,591	X			
Salvation Army	Salvation Army/Harbor Light Treatment Center	66 beds	\$475,935		X		
The Community Partnership	Community of Hope	12 units	\$420,000	X			
Office of Research & Analysis	TCP/Community Family Life Services 1994 S+C Renewal	2 units	\$27,696				X
Office of Research & Analysis	TCP/Community Housing Trust 1994 S+C Renewal	10 beds	\$90,840				X
Office of Research & Analysis	TCP/Damien Ministries 1994 S+C Renewal	6 beds	\$98,544				X
Office of Research & Analysis	TCP/US VETS 1994 S+C Renewal	9 beds	\$70,092				X
Office of Research & Analysis	TCP/N Street Village 1994 S+C Renewal	5 beds	\$38,940				X
Office of Research & Analysis	TCP/New Endeavors by Women 1994 S+C Renewal	8 beds	\$115,020				X

Applicant	Project Sponsor and Project Name	Beds/ Family Units	*Requested Project Amount	SHP New	SHP renew	S+C new	S+C renew
Office of Research & Analysis	TCP/TERRIFIC 1994 S+C Renewal	3 units	\$41,544				X
Office of Research & Analysis	TCP/United Planning Organization 1994 S+C Renewal	11 units	\$167,412				X
Office of Research & Analysis	TCP/Tenant Based Rental Assistance 1994 S+C Renewal	13 units	\$269,232				X
DC Department of Health	Agency for HIV/AIDS/ S+C Renewal with UPO	20 units	\$359,016				X
DC Department of Health	Agency for HIV/AIDS/ Shelter Plus Care Renewal	16 beds	\$188,928				X

Total Requested Amount: \$14,187,551

Local ESG Match:

FY2003 LOCAL ESG MATCH EXPENDITURES

Outreach and Prevention

Nonprofit Organization	Funding Source	Funding Level
Capitol Hill Group Ministry (Street Outreach)	DHS Appropriations	\$3,206
Community Council for the Homeless (Friendship Place outreach)	DHS Appropriations	\$25,841
DC Central Kitchen (First Helping feeding program)	DHS Appropriations	\$77,860
First Seventh Day Adventist Church (Outreach)	DHS Appropriations	\$423,435
Georgetown Ministry Center (Outreach)	DHS Appropriations	\$53,109
Neighbors Consejo (Outreach)	DHS Appropriations	\$108,678
Rachael's Women's Center (Outreach)	DHS Appropriations	\$59,982
The Salvation Army (Grate Patrol)	DHS Appropriations	\$29,579
United Planning Organization (Hotline)	DHS Appropriations	\$492,041
Special Outreach Program	DHS Appropriations	\$162,000
Catholic Charities (Hypothermia contracts for Gales School Shelter)	DHS Appropriations	\$165,343
Total Outreach and Prevention		\$1,601,074

(Local ESG Match continued)

Shelter Operations

Hypothermia Enhancements	Funding Source	Funding Level
Meridian Hill Baptist Church (Columbia Heights Overflow)	DHS Appropriations	\$9,000
Unity Fellowship Church ("H" Street Corridor Overflow)	DHS Appropriations	\$19,110
United Way (Center City Overflow)	DHS Appropriations	\$1,500
Federal City Shelter (Center City Overflow)	DHS Appropriations	\$10,000
DC Village (Expanded family beds)	DHS Appropriations	\$149,500
DC General (Family Overflow)	DHS Appropriations	\$190,000
Sacred Heart Church (Columbia Heights Overflow)	DHS Appropriations	\$31,000
Security services at emergency shelters	DHS Appropriations	\$346,000
Total Shelter Operations		\$756,110

Renovations and Rehabilitation

Site	Capacity	Funding Source	Funding Level
DC Village (maintenance)	68 families	DHS Appropriations	\$39,997.66
LaCasa Shelter	130 men	Fair Market Rental Value	\$86,160.00
Emery School Shelter	150 men	Fair Market Rental Value	\$231,309.00
Randall School Shelter	170 men	Fair Market Rental Value	\$90,415.00
Crummel School Trailers	144 men	Fair Market Rental Value	\$38,220.00
Gales School Shelter	75 women 75 men	Fair Market Rental Value	\$71,500.00
Federal City Shelter	750 men	Fair Market Rental Value	\$58,500.00
Open Door Shelter	126 women	Fair Market Rental Value	\$19,500.00
Sobering Center at DC General	50	Fair Market Rental Value	\$105,000.00
MLK Trailers	108 men	Fair Market Rental Value	\$49,140.00
DC Village	68 families	Fair Market Rental Value	\$27,456.00
Total Renovations and Rehabilitation			\$817,197.00
Grand Total			\$3,174,381.66

Special Needs Housing:

In its FY 2003 Request for Proposals, DHCD prioritized the development of barrier-free housing and earmarked local Housing Production Trust Fund monies for that purpose. DHCD funding was *part* of financing the following special needs housing units that were *completed* in 2003.

177 units:

4. Partner Arms II - 13 units of transitional housing for homeless families.
5. Walter Washington Estates - 45 units of Section 202 senior housing
6. Golden Rule Community - 119 units of senior housing

In addition, DHCD funds contributed to the following special needs housing programs for homeless families and disabled homeless adults (status of each is noted in the chart).

Name	Sponsor	Address	Unit Count	Funding Sources	Status
Augusta-Louisa Apartments	Northwest Family Church Network	216 New York Avenue, NW	28 units	DHCD/HOME	Completed.
The Dunbar	Open Arms Housing, Inc.	57 "O" Street, NW	16 units	ESG HUD/SHP	Completed.
Hope Apartments	Community of Hope	3715 2 nd Street, SE	13 units	HUD DHCD DCHFA Cornerstone	Awaiting completion of DHCD underwriting.
Independence Place	SOME	2800 "N" Street, SE	21 units	DHCD DCHFA AHP	Awaiting completion of DHCD underwriting.
Pathways	Calvary Women's Services	317 "H" Street, NW	10 units	ESG	Completed.
Good Hope House	Bethany, Inc.	1715 "V" Street, SE	7 units	DHCD/HOME HUD/SHP	Awaiting certificate of occupancy.
Rachel's Women's Center	Rachel's Women's Center	Dupont Circle, Florida Ave NE	22 units	HUD	In negotiation.
Scattered Sites	Green Door	6411 Piney Branch Road, NW	8 units	DHCD HUD/SHP	Awaiting completion of DHCD underwriting.
		3471-14 th St, NW, 2721	4 units		
		Pennsylvania Avenue, SE	6 units		
Totals			135 units		

ESG Monitoring: During fiscal year 2003, DHCD received and issued to The Community Partnership a report on the review of the Emergency Shelter Grant Program. The specific agreed-upon procedures for the review included determining if the fiscal years 1997, 1998, and 1999 expenditures were eligible and allowable in accordance with the grant agreement and HUD guidelines, as well as verifying fiscal years 2001 and 2002 performance measure

information. DHCD's Office of Program Monitoring (OPM) is tracking the findings and recommendations to ensure that the recommendations are implemented. In addition, OPM assisted the Development Finance Division (DFD) with the development of ESG monitoring procedures. DFD and the Comptroller's office conducted a monitoring review of the ESG program at the end of fiscal year 2003.

Assessment: Homelessness Prevention and Service The District has made some strides toward meeting its five-year goals and has exceeded its FY 2003 one-year Action Plan goals. The '03 goals were to provide eviction prevention, emergency services to 150 persons/families; to support shelter operations for a 45-family shelter, and to renovate 300 shelter beds. The results were eviction prevention grants for 273 persons/families, support for a 45-family shelter, and renovation of space containing 478 beds.

As shown in Table 18 above, the number of shelter beds in the District has increased. The Department of Human Services has committed capital funds for the Continuum of Care, and the Department of Mental Health has produced 330 housing units to prevent homelessness among seriously mentally ill persons. A new 24-hour women's facility is planned for construction in FY 2004.

2. Fair Housing Activities

Low-income and racial and ethnic minorities in the District face a number of impediments to fair housing in rental, sales, mortgaging and insuring homes. Some of these obstacles are based on perceived stereotypes of their protected basis under the law, i.e. race (ethnic identity), color, national origin, religion, sex, disability and familial status; and the protected categories under the local laws which include sexual orientation, age, marital status, etc. Yet other obstacles or impediments to fair housing affecting low-income, racial and ethnic and immigrant populations include: predatory loans to long-time homeowners on fixed incomes under the guise of home improvements; an inadequate supply of affordable housing (assisted or otherwise), and inadequate housing services for immigrant populations.

In response to these impediments to fair housing, in March 2003, DHCD completed a fair housing education and outreach program for Spanish and Vietnamese-speaking residents. This program was supported by a Fair Housing Initiatives Program (FHIP) grant from the U.S. Department of Housing and Urban Development. DHCD continues to provide fair housing outreach through its well-received fair housing brochure series which will add Chinese translations to its Spanish and Vietnamese for FY 2004.

DHCD's bilingual Fair Housing Program Coordinator manages fair housing activities. The Coordinator is also charged with updating the agency's fair housing policies and procedures, ensuring its programs are carried out in accordance with the CDBG fair housing regulations, and ensuring fair housing and equal opportunity are a component of all its programs.

DHCD also engaged in a number of significant fair housing outreach activities during FY 2003, many of which are targeted toward the District's immigrant and underserved communities. These include:

- ? Holding a Second Annual Fair Housing Symposium during Fair Housing Month in April,
- ? Completing its fair housing outreach and education to the Hispanic and Vietnamese communities under its FHIP grant,
- ? Homeownership workshops for the Chinese and Vietnamese communities,

- ? Participation in the District's Asian Pacific Islander Community Fair, and
- ? Updating DHCD program brochures in Spanish and continuing production of fair housing brochures in English, Spanish and Vietnamese.

The Department held various internal training sessions on fair housing and equal opportunity, the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973 to ensure that program staff and sub-recipients fully understand the obligations associated with their housing programs. DHCD continues to incorporate non-discrimination laws and regulations into its programs and project agreements, and has increased its compliance monitoring to ensure adherence to equal opportunity regulations.

In addition to the Department's actions, the District's past legislative actions promote fair housing, such as Title II of the Housing Act of 2002, effective April 19, 2002, that requires landlords to consider Section 8 as a source of income for purposes of eligibility to rent. This provision protects tenants from "Source of Income" discrimination, and it reinforces the provision under the D.C. Human Rights Act of 1977, Source of Income protected basis. The Council also passed the "Home Loan Protection Act of 2002", which strengthened prohibitions against predatory lending practices.

3. Outreach

The Department of Housing and Community Development's (DHCD) outreach efforts are conducted via mass mailings, seminars, community meetings, etc. coordinated by the Office of Strategy and Communications (OSC). DHCD issues a minimum of four mass mailings a year (in excess of 800 per mailing) to Advisory Neighborhood Commission Chairs and Commissioners and various community-based organizations (CBOs), community development corporations (CDCs), and other public/private entities regarding DHCD activities. These include public hearings, budget hearings, notifications of City Council actions, Notice of Funding Availability (NOFA), DHCD events, press releases, legislative issues affecting affordable housing, community meetings, groundbreakings, ribbon-cuttings, etc. Additional mailings are done as necessary.

Assessment:

During FY 2003, the Department updated and re-distributed its Citizen Participation Plan for the Consolidated Plan. OSC received and responded to more than 300 inquiries via the Department's "Ask the Director" web site link. The questions related to all aspects of housing, from rental assistance and housing development to the home ownership process. Over 2,000 brochures on DHCD's programs have been distributed out during this period. In addition, OSC conducted several seminars to educate District residents on the Department's home ownership programs. By far, the largest seminar turnout continues to be for the Department's Employer-Assisted Housing Program that targets home ownership for District government employees. Summary descriptions of all DHCD programs were made available by mail and the Internet.

In responding to "Ask the Director" inquiries, it appears that a segment of the rental community, especially those with low- to moderate-income, remain unaware of their first right to purchase the building if the owner decided to sell. DHCD has continued its outreach on the Tenant First Right Program, reaching over 7,000 residents in FY 2003. In FY 2004, DHCD plans, in conjunction with other DHCD offices, to further expand outreach activities that inform District residents and tenant associations about their home ownership opportunities.

In addition, DHCD will continue to target the City's public housing community to ensure that these residents are aware of and have access to information on home ownership opportunities.

4. Lead-Based Paint

In January, 2003, DHCD held a meeting with local stakeholders and HUD to delineate roles and responsibilities in implementing the Lead-Safe Housing Rule. In July, DHCD convened a conference for the general public, and DHCD customers were informed of their requirements and responsibilities. These meetings were very successful and resulted in a partnership approach to lead safety. DHCD has incorporated lead safety requirements into its single and multifamily rehabilitation program.

Based on community consensus, DHCD competed for and received two HUD lead hazard grants totaling \$4,997,743 for FY 2004. DHCD will provide a \$4,072,537 match, and DC government agencies with a responsibility in implementing the Lead Safe Housing Rule, along with non-profit housing development organizations will be partners with DHCD in using these funds to implement its lead hazard reduction and control strategies. DHCD is currently developing work plans for both grants for a December 1, 2003 submission deadline. The first grant (Lead Hazard Control) is targeting the Ivy/City, Marshall Heights/Deanwood and Congress Heights neighborhoods of the District. The second grant (Lead Hazard Demolition) is targeting 13 strategic neighborhoods throughout the District.

5. Program Improvements

DHCD's Competitive Funding Process:

The improvements in the process for funding proposals that were implemented in 2002 have continued to be refined. In FY 2003, DHCD issued its Notice of Funding Availability to alert interested community organizations/developers to the DHCD's process, priorities and geographic targets. DHCD issued in August 2002 a Request for Proposals (RFP) for development proposals using the bulk of its FY 2003 funding. An independent review panel evaluated the proposals and submitted to the Director a list of proposals whose scores merited further consideration. The criteria used in the evaluation process were included in the RFP materials distributed to applicants. The RFP process has restored a competitive and transparent funding process for making development finance awards.

For FY 2003, DHCD also used a competitive process, through a Request for Applications (RFA), for selecting grantees to perform vital neighborhood services, including community-based housing counseling and neighborhood development assistance activities. Funded activities included community-based services such as housing counseling, employment/training support services, youth services, technical assistance to small businesses, and renovation projects for storefront facades and owner-occupied homes. The RFA was issued in July 2002, with most projects effective for the duration of the fiscal year.

Monitoring: During fiscal year 2003, DHCD continued to improve its sub-recipient monitoring program and procedures. DHCD developed its annual sub recipient monitoring plan, and conducted monitoring reviews of DHCD programs and sub recipients, including the Neighborhood Development Assistance Program (NDAP)— the Residential and Community Services' Division administration of the NDAP, their sub-recipients, --and the Community

Based Organizations. The Office of Program Monitoring (OPM) issued monitoring reports that included specific findings and recommendations to be addressed.

OPM continued to use its tracking database to monitor DHCD and sub-recipient corrective action for reports issued by OPM and by external agencies such as HUD and the Office of the Inspector General. Several recommendations were closed due to OPM's tracking and follow-up.

OPM through its Federal Funds Coordinator (FFC) provided technical assistance to DFD to implement the HOME long-term monitoring. In addition, the FFC conducted a HOME Match review, and regularly monitors IDIS for CDBG, HOME, and ESG commitment and spending requirements. The FFC regularly issues memoranda with recommendations for corrective action.

With regard to oversight of Community Housing Development Organizations (CHDOs), OPM has issued recertification packages to all current CHDOs in FY 2003 to ensure that they still met the CHDO definition stated in 24 CFR 92.2. The Department also requires that all CHDOs certify their compliance with that definition prior to issuing CHDO funds to them. To maximize the use of CHDO funds, the Office of Program Monitoring monitors the CHDO reservation requirement (in IDIS) on an ongoing basis, and DHCD both advertises technical assistance opportunities to the CHDOs and solicits CHDO participation from nonprofit organizations.

Going into FY 2004, OPM will continue its program and sub-recipient monitoring activities. OPM will review several Neighborhood-Based funded activities, ESG, HOME, and Development Financing Program. OPM will continue to provide technical assistance to the Development Finance Division on implementing its project monitoring activities for the HOME, ESG, and Lead-Safety programs, and conduct follow-up reviews to ensure that corrective actions have been implemented.

(See also the discussion of CDBG/HOME program changes/improvements starting on page 46.)

Performance Measurement:

The District has had a Monthly Performance Measurement system in place since FY 2000. In FY 2003, the District began to implement a government-wide system of Performance-Based Budgeting (PBB). DHCD will implement its PBB starting with FY 2004.

As part of the DC performance measurement system, DHCD has had in place a Mission Statement, goals and objectives and performance measures for each program area. Performance data are reported by divisions to the Office of the Director for compilation into a monthly report to the City Administrator and Mayor.

The District takes Performance Measurement seriously. Performance measures are part of all Agency Directors' employment contracts with the Mayor, and are evaluated each year in writing and in conference with the Mayor. In turn, within an agency, the measures of each program/division become part of the Division Director's contract and part of the annual evaluation process.

The measurement system enables the Director to know on a monthly basis the progress being made in meeting commitments to HUD and to the Mayor and Council of the District of

Columbia. Program managers/division directors are provided with a quarterly analysis of their progress toward goals and required to explain any lagging goals and to recommend strategies and/or resources needed to meet any unmet obligations. This data collection and monitoring system provides a basis for managers to make course corrections in light of unforeseen circumstances, and to anticipate changes needed in program design, funding or operations.

Performance Measures were submitted as part of the FY 2003 Action Plan and are reported in this CAPER report.

6. Coordination with the D.C. Housing Authority and Other Entities

The Department has partnered with the District of Columbia Housing Authority (DCHA) in the redevelopment of the Frederick Douglass/Stanton Dwellings and the New East Capitol public housing communities through the HOPE VI Program.

The HOPE VI Program redevelopment plan for Frederick Douglass/Stanton Dwellings, renamed *Henson Ridge*, calls for a new, 600-unit community with all new infrastructure (streets, sidewalks and alleys), a new community center, new parks and open spaces, as well as significant investment in neighborhood schools. The development includes 320 home ownership units targeted to households with a range of incomes. The 280 rental units will serve a mix of public housing and moderate-income families. The housing mix includes 42 senior bungalows, 28 stacked-flat apartments and 530 townhouses. To date, DHCD has committed \$8.0 million for infrastructure improvements - \$5.0 million in CDBG funds (disbursed) and \$3.0 million in capital funds (disbursement in progress).

The New East Capitol HOPE VI project, renamed Capitol Gateway Estates (formerly East Capitol Dwellings and Capitol View Plaza, along with a HUD-foreclosed property) will include 555 units of beautifully constructed, mixed-income units. One hundred ninety-six will be public housing units, 214 will be affordable and market-rate rental units and 145 will be home ownership units, utilizing both lease-to-purchase and Section 8 home ownership rules and ensuring home ownership for a number of current residents. DHCD has committed \$10 million in funding for this project for infrastructure improvements - \$3.0 million in CDBG funds (disbursed), and \$7.0 million in capital funds (disbursement in process).). DHCD also committed \$789,666 in Low Income Housing Tax Credits in FY 2003 to assist the construction of 151 new senior housing apartment units in the Senior Building.

DHCD also meets with DCHA, D.C. Housing Finance Agency, the Office of Planning, and other agencies' representatives at weekly Housing Cluster Meetings, which the Deputy Mayor for Planning and Economic Development convenes. At these meetings, participants discuss joint projects, legislative issues, and other matters where coordination among the agencies will promote common goals.

C. Neighborhood Revitalization Strategy Areas

1. Georgia Avenue Neighborhood Revitalization Strategy Area

In 1999, DHCD submitted an application for designation of the Georgia Avenue Corridor as a Neighborhood Revitalization Strategy Area (NRSA) to the U.S. Department of Housing and Urban Development, in conjunction with the District of Columbia Fiscal Year 2000 Consolidated Plan.

The city proposed to address economic development focused along the almost 5-mile corridor by approaching it as a single linear neighborhood. The Georgia Avenue Corridor has a distinct identity because it is one of the major north-to-south transportation routes connecting Maryland to downtown D.C. The targeted area includes the 39 census blocks that abut Georgia Avenue from Florida Avenue, N.W. to Eastern Avenue, N.W. Portions of the lower end of the strategy area already qualified as an NRSA because of their federal designations as Enterprise Communities.

The NRSA development strategies include job creation, housing development, employment and entrepreneurial training and infrastructure development. A combination of projects and program activities has been identified in the NRSA supporting these four categories to serve as the core tools for revitalizing the Corridor.

The performance measures and FY 2003 accomplishments are included in Table 20 below:

Table 19: Georgia Avenue NRSA Performance Data

	Performance Measures	FY 2003 Accomplishments
Job Creation	<ul style="list-style-type: none"> ? Create 50 new jobs each year ? Create 5 new businesses each year ? Attract 3 major employers by 2004 	<ul style="list-style-type: none"> ? The DC Marketing Center as part of its citywide programs has marketed this neighborhood corridor in efforts to bring retail services to the corridor and retain existing businesses.
Housing and Community Development	<ul style="list-style-type: none"> ? Rehabilitate 20 single-family homes by 2001 ? Create 135 new homeowners by 2002 	<ul style="list-style-type: none"> ? DHCD provided funds to develop 13 units of transitional housing and 17 affordable condominium units ? The Apartment Improvement Program (AIP) assisted with the Phase I Environmental Study on the property at 5629 Georgia Avenue. The Department is awaiting a decision by the owner on the disposition of the property ? DHCD provided funds to develop 31 affordable condominium units ? DHCD and the DCHFA also provided single-family acquisition and rehabilitation loans within the NRSA boundaries: ? 29 SF rehab loans (FY 2000-2003) for \$383,825 ? 298 HPAP loans (FY 2000-2003) for \$2,551,640

Employment and Entrepreneurial Training	<ul style="list-style-type: none"> ? Open 1 new job training center by 2002 ? Conduct 2 career fairs each year 	<ul style="list-style-type: none"> ? DHCD provided support to the Georgia Avenue Business Resource Center in FY 2002 and FY 2003. The center provides monthly training sessions on various business development and operating topics ? To date, the Business Resource Center has helped 10 businesses get loans, 30 businesses get LSDBE certified, and 10 businesses get 8(a) certified.
Infrastructure Improvements	<ul style="list-style-type: none"> ? Renovate 2 community parks by 2001 ? Install 50 historic markers by 2001 ? Make improvements to the Gateway at Silver Spring 	<ul style="list-style-type: none"> ? DHCD awarded funds for façade improvements on the 2800, 3400-3600, 6200, 7300 and 7700 blocks of Georgia Avenue (which include the Gateway) ? The Department of Public Works constructed pedestrian level lighting from Gresham Place to Quebec Place on Georgia Avenue. ? In FY 2003 the construction of the Emory Recreation Center was completed ? The design for the Banneker Recreation Center renovation is underway

In addition, DHCD closed two acquisition loans for rehabilitation of multi-family Residential Projects in the 700 and 800 blocks of Jefferson Street, N.W., just east of Georgia Avenue, and purchased two commercial properties for redevelopment at 3813 and 3815 Georgia Avenue. These properties are to be redeveloped through the National Capital Revitalization Corporation and a private developer. Negotiation is underway for the transfer of these properties from DHCD to NCRC.

2. Carver Terrace/Langston Terrace/Ivy City/Trinidad NRSA

DHCD applied to HUD for the designation of the Carver/Langston Terrace/Ivy City/Trinidad (CLTICT) communities as a Neighborhood Revitalization Strategy Area (NRSA) in August 2000. The application was approved in October 2000. The CLTICT NRSA includes five census tracts defined by New York Avenue, Florida Avenue and Bladensburg Road, and includes Gallaudet University and the Farmer's Market, as well as major residential and light industrial developments.

The NRSA development strategy includes job creation, housing development, employment and entrepreneurial training, and infrastructure development. A comprehensive set of projects and programs has been developed around these four areas to serve as the core tools for revitalizing the neighborhood.

The performance measures and FY 2003 accomplishments are included in Table 20 below:

Table 20: CLTICT NRSA Performance Data

	Performance Measures	FY 2003 Accomplishments
Job Creation	<ul style="list-style-type: none"> ? Create 25 new jobs each year ? Create 3 new businesses each year ? Attract 12 new businesses by 2005 	<ul style="list-style-type: none"> ? 41 jobs were created by the Birthing Center. 14 jobs were created by the health and child development center.

	Performance Measures	FY 2003 Accomplishments
Housing and Community Development	<ul style="list-style-type: none"> ? Create 600 affordable/mixed-income units ? Construct one 80 slot day care center ? Construct one birthing and well-care center for low-income residents ? Develop three computer learning centers 	<ul style="list-style-type: none"> ? The Carver Terrace Health and Child Development Center was completed in FY 2002. ? The DC Developing Families Center was completed in FY 2000, providing 64 day-care slots. ? Completed 28 and contracted for another 35 single-family housing rehabilitation projects. <p>In addition:</p> <ul style="list-style-type: none"> ? Carver Terrace Apts. was approved for tax credit funding. Award to be realized in '04. ? A commitment was made for Manna, Inc. to receive funding in FY 2004 to renovate 3 Homestead properties totaling 30 units of multifamily housing.
Employment and Entrepreneurial Training	<ul style="list-style-type: none"> ? Train 50 youth entrepreneurs ? Train 100 community residents in housing construction and lead/asbestos abatement trades and landscaping services ? Conduct 2 career fairs each year 	<ul style="list-style-type: none"> ? The Youth Services Administration is building a training center. The YSA is working with Ivy City Patriots to enroll students. ? Trinidad Concerned Citizens for Reform (TCCR) have started an Adult Education Center and are preparing a memorandum of understanding with the Department of Employment Services.
Infrastructure Improvements	<ul style="list-style-type: none"> ? Plant 1,000 trees ? Renovate two community parks by 2003 ? Renovate roadways at New York and Montana Avenues ? Repair bridge at New York and Florida Avenues 	<ul style="list-style-type: none"> ? Ivy City Patriots have planted flowers in the community. ? The Department of Parks and Recreation are currently in the design phase of refurbishing the basketball and tennis courts at Rosedale; and the new Trinidad Recreation Center ? In FY 2003 the Department of Transportation planted twenty- nine trees ? TCCR partnered with Urban Forest to plant trees in the community and are working with Department of Parks and Recreation to improve its partnership. ? The Department of Transportation (DOT) has budgeted out-year funds for New York and Montana Avenues. ? DOT completed construction and repaved Bladensburg Road and New York Avenue, NE, M Street, NE from 18th Street to 18th Place NE in Ivy City; Holbrook Terrace from Montello to Penn Street, NE., Staples Street, NE, and Florida Avenue to Morse Street, NE in Trinidad

	Performance Measures	FY 2003 Accomplishments
		<p>? DOT is in the design phase for the bridge repair at New York and Florida Avenues.</p> <p>? DOT completed traffic signage at Montello Avenue and Oates Street NE., West Virginia Avenue, NE and Florida Avenue, NE., Holbrook Street, NE and Raum Street, NE., and Montello Avenue NE; 1200 Oates Street, NE., and Raum Street, NE in Trinidad; West Virginia Avenue, NE and Mt. Olive Road, NE., Mt. Olive Road, NE and Corcoran Street, NE., and 2000 Kendall Street, NE in Ivy City, and</p> <p>? DOT has initiated several traffic calming studies in the Ivy City community- Okie Street, NE and one at Brentwood Road.</p>
Economic Growth	? Increase retail space and promote 25 new businesses	<p>? No District agencies have moved to date.</p> <p>? At Hechinger Mall, National Wholesale Liquidators relocated to the area.</p> <p>? The "Dream", an entertainment venue located to this area.</p> <p>? The old Crummel School site (an adaptive re-use project) Request for Proposal has been completed and introduced to City Council for approval.</p>

PART V CDBG AND HOME PROGRAM PERFORMANCE

A. CDBG Program Performance

This part of the CAPER discusses DHCD's use of Community Development Block Grant (CDBG) funds, as required by 24 CFR¹⁰ 91.520(c).

Use of CDBG to meet the District's priority needs: The long-term priority areas for community planning and development initiatives in the Five-Year Consolidated Plan are:

- ? Homebuyer Assistance and Housing Recycling and Preservation
- ? Affordable Housing Production
- ? Community Organization Support, and
- ? Economic and Commercial Development

DHCD spent \$10.1 million of CDBG funds in FY 2003 that, along with other federal and local funding sources, assisted in the acquisition, disposition, rehabilitation, conversion and production of 2,480 affordable housing units. The increase in supply is a key step in reducing the barriers to affordable housing, along with efforts described above to promote fair housing. Details on the CDBG-funded rehabilitation portion of this investment are shown in the sidebar to the right. Moreover, this assistance helped create 2,988 temporary jobs, thereby increasing individual incomes.

DHCD's provision of \$5.3 million to community development corporations has enabled them to provide job training to 177 individuals and technical assistance to 1,096 small businesses. (Table 14, P. 26) All of these accomplishments promote the District's *anti-poverty strategy* by increasing economic opportunities in underserved neighborhoods. The Department provided 44 loans and/or grants to 34 households in FY 2003. This achievement was the result of loans closed in-house and a cooperative effort between the Department and two of its community-based organizations funded through the Neighborhood Development Assistance Program.

Completion of planned actions: DHCD has pursued all of the resources in its Consolidated Plan, which primarily are leveraged dollars for the CDBG and HOME programs. (See page 20) DHCD also has provided local funds to augment its budget in pursuit of housing and community development goals. Its local and other public funds budget was \$35,095,561, including \$24,399,815 in local in Housing Production Trust Fund dollars. DHCD uses its compliance checklist, which is jointly completed by the project manager and the Office of Program Monitoring, to ensure that proposals address national CDBG objectives and local Consolidated Plan goals, and that applicants meet CDBG eligibility requirements.

Summary: CDBG-Funded Rehabilitation

30 single family units:	
CDBG funds: \$	591,871*
Other funds: \$	
661 multi-family units:	
CDBG funds: \$	10,137,488
Other funds: \$	25,249,773

¹⁰ Code of Federal Regulations.

Income beneficiaries: Ninety percent of the District's CDBG funds have been used to provide benefits directly to low- and moderate-income persons. (PR26, line 22) Funded projects include either housing for income-eligible households or commercial and community facilities and infrastructure projects in census tracts that are CDBG-eligible.

Households/Persons by Income Level Benefiting From CDBG

- ? 2,552 households and persons benefiting from CDBG expenditures were extremely low-income (which for CDBG is defined as below 30% of the area median)
- ? 13,644 households and persons benefiting from CDBG expenditures were low-income (which for CDBG is defined as below 50% of the area median)
- ? 72,164 households and persons benefiting from CDBG expenditures were low-moderate-income (which for CDBG is defined as below 80% of the area median)

(As reported through IDIS C04PR23)

As noted above, DHCD had anticipated awarding certain CDBG projects in FY 2003. DHCD's proposed and actual awards of CDBG-funded projects are shown in Table 21: . The full list of CDBG-funded development projects is also shown in the list of *all* Development Finance projects funded in FY 2003 from *all sources* in Appendix A.

Table 21: CDBG Proposed and Actual Project Awards, FY 2003

Proposed Project	Proposed Amount	Actual '03 Amt.
CeaseFire Don't Smoke the Brothers	\$ 266,145	\$ 251,145*
La Clinica Del Pueblo	900,000	900,000
HomeFree USA - Don't Borrow Trouble	25,000	25,000
Parkside Terrace Apartments	1,250,000	1,250,000
3939 South Capitol Street SW	485,500	485,500
1441 Spring Road NW Condominium	300,000	300,000
Apartment Improvement Program	170,000	170,000
Spanish Senior Center	275,000	247,271**
Town Center Retail Initiative	49,170	49,170
DCHFA/George Washington Carver Apartments	2,400,000	2,400,000
Capitol Manor Cooperative	3,400,000	3,400,000
Petey Green Community Center	594,000	594,000
Hines Building	1,501,000	973,000***
Homes @ Woodmont	985,000	985,000
Urban Village	2,465,000	2,465,000
Dance Institute of Washington	87,800	87,800
1458 Columbia Road NW Tenants	900,000	900,000

*\$15,000 of funding was approved FY 2002

**\$275,00 of additional funding was requested, but only \$247,271 was approved and disbursed, \$400,000 of original funding was approved in FY 2002

***\$528,000 in funding was approved in FY 2002

Relocation: In FY 2003, only three projects had tenants and required the submission and approval of temporary relocation plans – Parkside Terrace Apartments, Fairmont I & II Apartments, and the Wingates: Tower and Apartments. The developers of all three projects are temporarily relocating tenants to other vacant units on their project sites to the extent possible in order to avoid relocation to off-project sites.

It is DHCD's policy to minimize displacement in all its projects. Each program officer in the Development Finance Division keeps track of any relocation required for a project. Project Managers review developers' plans and revise those plans as necessary to minimize displacement. Where relocation is required, the project managers ensure, as part of the underwriting process, that the relocation plans are adequate and are funded as part of the project development costs. A number of DFD project managers have received training in the Uniform Relocation Act (URA). Development Finance also has convened a team to oversee project compliance, including URA compliance, and to update the Division's operating protocols to ensure that all specialized monitoring disciplines are being addressed.

Any required relocation generated by DHCD's single family rehabilitation projects is incorporated into each project work plan, and associated costs are factored into the budget.

Program changes: While DHCD has used CDBG successfully to carry out its programs, DHCD nonetheless has recognized the need to make certain changes. Changes related to CDBG-funded programs and activities include:

- ? DHCD continues to strengthen the monitoring protocols for its Development Finance Division programs and for the Neighborhood Investments Program,
- ? DHCD has reduced the backlog of applications in the Single-Family Residential Rehabilitation Program by closing 44 loans and grants, by eliminating from the backlog applications of households no longer in need of Departmental assistance, and by undertaking an overhaul of procedures and processing requirements,
- ? DHCD proposed to the Council of the District of Columbia an increase in the subsidy provided to very low- and low-income households under its Home Purchase Assistance Program (HPAP), to increase the potential for HPAP recipients to purchase homes in the current very competitive residential real estate market. HPAP does receive CDBG funds in some years, and
- ? DHCD has consolidated all façade improvement projects within one Division and is developing more effective policies for those projects leading to completion of efforts that had languished for more than a year.

DHCD's programs have been designed to meet the HUD national objectives of benefiting low- and moderate-income persons, and elimination of slums and blight (through, for example, acquisition, disposition and rehabilitation).

B. HOME Program Performance

This part of the CAPER discusses DHCD's use of HOME Investment Partnerships Program funds, as required by 24 CFR 91.520(d).

Distribution of Funds: DHCD committed HOME funds (from various fiscal years) in FY 2003 as follows:

Table22: HOME Fund Investments, FY 2003

Investment	Project Type	Units	HOME Funds
Elsinore Courtyards	Multifamily Rehab/Rental	151	\$ 1,500,000.00
1327 Kenyon Street, N.W. Cooperative (Additional Funding)	Multifamily Home Purchase and Rehab	12	\$ 164,785.00
Various (HPAP)	Single Family Home Purchase	29	\$ 476,149.81
Various (D.C. HFA subsidy)	Single Family Home Purchase / Rehab	3	\$ 157,054.14
Parkside Terrace Apartments (Additional Funding)	Multifamily Acquisition/Rehab	214	\$ 1,095,000.00
Rittenhouse Condominiums Construction Administration Assistance	Multifamily Home Construction Admin. Assistance	16	\$ 38,000.00
TOTAL		425	\$ 3,430,988.95

Discussion of HOME Investments:

Both the Elsinore Courtyards and Parkside Terrace Apartments projects were received in DHCD's FY 2003 Request for Proposals Process. Additional funding was provided in the 1327 Kenyon Street and Rittenhouse Condominium projects to cover unexpected construction cost overruns and construction administration expenses.

The projects cited above utilized HOME program funds for property acquisition and housing rehabilitation activities, to support both homeownership and rental housing development. All HOME-funded units (Table 21) meet the Section 215 requirement for affordability.

DHCD committed the following FY 2002 CHDO set-aside funding to Community Housing Development Organizations (CHDOs):

- ? MANNA, Inc., University Place - \$100,000 - \$90,000 was disbursed in 2003, with \$10,000 of construction retainage projected to be Disbursed in FY 2004;
- ? MANNA, Inc., 2922 Sherman Avenue, N.W. - \$700,000 - funding is projected to be disbursed in FY 2004.

In addition, DHCD committed the following in FY 2004 to meet the FY 2003 CHDO set aside requirement by the November deadline.

- ? Manna, Inc., Holbrook Terrace - \$750,000
- ? East of the River Community Development Corporation, Dubois Gardens - \$500,000
- ? Manna, Inc., 2922 Sherman Avenue, NW - \$190,000 (Additional Project Funding)

Program Income: HOME program income of \$400,000 was recycled through the Construction Assistance Program of the Development Finance Division.

Match Requirement: The District was subject to a 12.5 percent matching fund contribution requirement for the HOME Program in FY 2003. The IDIS PR 33 report shows that the matching fund contribution required for FY 2003 is \$389,593.89, based on a "Disbursements Requiring Match" figure of \$3.12 million. DHCD provided this match through Housing Production Trust Fund-financed investments in housing that met the HOME definition of affordable housing. (See HOME Match Report, Appendix D.)

HOME Monitoring: In FY 2003, The Department has begun to implement its long-term monitoring for HOME-funded units based on the HOME Monitoring Guide developed for DHCC with HUD's technical assistance. DHCD accomplished the following in implementing its HOME Monitoring Program:

1) Record Keeping: Database and Files:

- a) Staff identified HOME rental and ownership projects and designed a database to capture pertinent HOME information for each type of project (homeownership or rental). The DFD HOME PROJECTS database currently lists a total of approximately 1,190 HOME funded units.
- b) Staff established an order for monitoring files and created a file for each HOME project included in DFD's HOME PROJECT database.

2) Process: Initiating Long-Term Monitoring of HOME Projects

Staff has commenced setting up a methodology for long-term monitoring processes and activities for all completed HOME projects. Attention is currently focused on HOME projects currently underway in order to ensure that all developers are aware of and understand the HOME monitoring requirements and implement the appropriate processes in their leasing and project management activities

3) Field Work: Conducted Field and Unit Inspections of All Completed Rental Units

Staff has conducted field inspections of all completed HOME rental projects in its database and has completed unit inspections of a majority of those units.

4) Outreach, Education and Compliance: Informed Property Owners and Managers of HOME Responsibilities

Staff sent a letter to all completed HOME rental property owners and managers and HOME developers of ownership units currently in the database, informing them of the requirements of HOME and their responsibilities thereto. The letter was accompanied by a HOME Program Summary document, a HOME Occupancy and Rent Reporting Form and Certification document or a HOME Occupancy/Ownership Reporting Form and Certification and suggested financial reporting forms.

Staff has conducted site visits with the property manager of each completed databased HOME rental project to discuss the Introductory Letter and any other questions or issues regarding the HOME requirements.

5) Compliance and Monitoring:

Performing Review of Tenant Files

Staff has begun the review of tenant files for HOME rental projects currently in the database.

a) Reviewing Rent Reporting and Certification Documents, Conducting Tenant File Reviews and Setting Annual Reporting Dates.

Staff is currently receiving clients' draft HOME rental projects' Rent Reporting and Certification documents, reviewing them and providing site/property managers with

comments which are to be incorporated into a final Rent Reporting and Certification document for final review and approval.

b) Reviewing Occupancy/Ownership Reporting and Certification Documents and Assembling Copies of the Deeds of Trust Containing the HOME Covenants and Conditions for Each Ownership Unit.

Staff is receiving from developers lists of ownership units and is in the process of obtaining copies of all relevant Deeds and Deeds of Trust containing the appropriate HOME covenants and conditions per unit.

Affirmative Marketing Actions: The DHCD has ensured affirmative marketing actions of all HOME funded housing activities containing five units or more, in accordance with 24 CFR 92.351. Following is the city's method for ensuring regulatory compliance:

1. Application packages for HOME program funded activities contain information for owners, the general public and tenants that specifically explain fair housing requirements. Owners are informed that they must make good faith efforts to provide information and otherwise attract eligible persons from all racial, ethnic, and gender groups in the District to occupy the available housing units. The Equal Housing Opportunity slogan is used in press releases and on information soliciting owner participation.

DHCD requires owners of HOME-assisted activities to adhere to the following practices in order to carry out the District's affirmative marketing procedures:

- ? Use the Equal Housing Opportunity logo/slogan or statement in any advertising or solicitation for tenants.
 - ? Display fair housing posters wherever applicants are accepted.
 - ? Inform and solicit applications for vacant units for persons in the housing market who are most likely to apply for rehabilitated housing without special outreach.
 - ? Inform community agencies of the availability of units in order to reach the Hispanic community.
 - ? Accept referrals from the D.C. Housing Authority.
 - ? Use information supplied regarding apartment buildings occupied by community organizations and churches whose members are non-minority and are located in the various neighborhoods in which the program operates.
2. Through the HOME funding agreement, requirements and practices to which each owner must adhere in carrying out the HOME affirmative marketing procedures and requirements are delineated. DHCD provides internal support to the owners through its network of community organizations, churches, employment centers, fair housing groups and housing counseling agencies. In addition, commercial media, community contacts, equal opportunity logo and slogan and the display of the fair housing poster are used in requiring each owner to adhere to affirmative marketing procedures.

3. DHCD maintains a record of the frequency and type of information sent to community organizations with which it maintains contact. A record of the applicants responding and actual tenants accepted as a result of DHCD's outreach efforts is maintained for monitoring and assessment purposes. The District will meet the racial, ethnic and gender characteristic record keeping requirements as contained in Section 92.351 concerning tenancy before and after rehabilitation, and relocation data for displaced households.
4. DHCD will assess the affirmative marketing effort of owners by means of an agreement with the owner that shall be applicable for a period of 15 years (or other appropriate time period as determined by HUD requirements) beginning on the date on which all units in the project are completed. The assessment will be in the form of a determination of whether or not the owner has followed the criteria established for affirmative marketing efforts.

In implementation of the affirmative marketing requirements, the District complies with the laws and authorities referenced in 24 CFR 92.350 to assure nondiscrimination and equal opportunity in the use of its HOME funds.

Further, the District complies with the requirements of the Fair Housing Act, 42 U.S.C. 3601-20, and implementing regulations at 24 CFR 100, Executive Order 11063, as amended by Executive Order 12259 (Equal Opportunity in Housing) and implementing regulations at 24 CFR 107; Title VI of the Civil Rights Acts of 1964, 42 U.S.C. 200d and implementing regulations at 24 CFR 1; the prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975; 42 U.S.C. 6101-07 and implementing regulations at 24 CFR 146; and the prohibition against discrimination on the basis of handicap under section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR Part 8; which provide that no person in the United States shall on the grounds of race, color, national origin, age or handicap be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant received Federal financial assistance and will take the measures necessary to effectuate this assurance. This assurance shall obligate the property owner, or in the case of any transfer of such property, and transferee, for the period during which the real property or structure is used for the purpose for which the HOME grant funds were expended.

DHCD complies with Executive Order 11246 and the implementing regulations at 41 CFR Chapter 60, which provide that, *"no persons shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal or federally-assisted construction contract"*; and with the requirements of Section 3 of the Housing and Urban Development Act of 1968; 12 U.S.C. 1701u (Employment Opportunities for Businesses and Lower Income Persons in Connection with Assisted Projects).

The District ensures that property owners certify that contractors and subcontractors will take affirmative action to ensure fair treatment in employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training and apprenticeship; and to the greatest extent possible, will assure that opportunities for training, employment and contracts in connection with HOME assisted projects be given to lower-income residents and businesses in the project area.

The District affirmatively furthers fair housing in its HOME Program in accordance with the certification made with its Consolidated Plan pursuant to the actions described at 24 CFR 91.225.

Minority Participation in the HOME Program: The application materials for HOME Program funding (and all DFD funding) include Affirmative Action Plan requirements. The Affirmative Action Plan requirements establish goals for Local Small, Disadvantaged Business Enterprise participation in construction jobs provided and for the contractors and subcontractors hired for projects.

PART VI HOPWA ANNUAL PERFORMANCE

A. GRANTEE AND COMMUNITY PROFILE

The District of Columbia, Department of Health, HIV/AIDS Administration (HAA) is the Housing Opportunities for People With AIDS (HOPWA) Formula Grantee for the Washington, DC Eligible Metropolitan Statistical Area (EMA).

The purpose of HAA is to prevent the spread of HIV infection and to ensure the management, oversight, planning, and coordination of HIV/AIDS services and Programs in the District of Columbia, in collaboration with other government and Community organizations. HAA also administers the Ryan White Title I Program for the DC EMA, the District's Ryan White Title II, AIDS Drug Assistance Program (ADAP), and Centers for Disease Control (CDC) funding for HIV/AIDS prevention and surveillance activities.

In addition to serving as the DC EMA regional grantee, HAA is also the local administrative agency for the HOPWA program in the District of Columbia. In Suburban Maryland, the Prince George's County Government, Department of Housing and Community Development (DHCD) is the administrative agency with oversight of activities in Calvert, Charles, Frederick, Montgomery, and Prince George's counties. The Northern Virginia Regional Commission (NVRC) is the administrative agency for suburban Virginia with oversight of activities in the counties Of Arlington, Clarke, Culpeper, Fairfax, Fauquier, King George, Loudoun, Prince William, Spotsylvania, Stafford, and Warren. NVRC's responsibility also includes the cities of Alexandria, Culpeper, Fairfax, Falls Church, Fredericksburg, Manassas, and Manassas Park. In suburban West Virginia, the administrative agency is the AIDS Network of the Tri-State Area (ANTS) a non-profit community-based organization with responsibility for the counties of Berkeley and Jefferson.

HAA continues to work in partnership with a number of community-based organizations in the effort to provide housing assistance and supportive services to persons living with HIV/AIDS in the District of Columbia. Some of the District's community partners include:

Tenant Based Rental Assistance Program

- ✍ Community Family Life Services
- ✍ DC CARE Consortium
- ✍ Greater Washington Urban League
- ✍ Housing Counseling Services, Inc.
- ✍ La Clinica del Pueblo
- ✍ Perry School Community Service Center
- ✍ Whitman Walker Clinic

Facility Based Housing w/Supportive Services

- ✍ Damien Ministries
- ✍ Jospeh's House
- ✍ Miriam's House
- ✍ RIGHT, Inc.
- ✍ Whitman Walker Clinic

Facility Based Emergency Housing w/Supportive Services

- ✍ Miracle Hands
- ✍ RAP, Inc.

Supportive Services Only

- ✍ Georgetown University Law Center
- ✍ People's Involvement Corporation

In Suburban Maryland the Prince George's County Department of Housing and Community Development partners with The Whitman Walker Clinic and the Southern Maryland Tri-County Action Committee.

Northern Virginia Regional Commission (NVRC) works in collaboration with Arlington Partnership for Affordable Housing; Birmingham Greene; Fairfax-Falls Church CSB; Homestretch; RPJ Housing Development Corporation, and Wesley Housing Development Corporation.

B. PROGRAM ACCOMPLISHMENT

HOPWA funds were used to provide housing assistance to 1,503 individuals and families in the DC EMA. In the District of Columbia, HOPWA housing programs currently underway include Emergency housing, (4) Facility based housing sites in the District that provide short term housing and supportive services, Tenant Based Rental Assistance (TBRA) programs both in the District and all participating jurisdictions, Short Term Rent Mortgage and Utility Assistance (STRMU) programs, and supportive services programs that provide job training and client empowerment training.

In the District, supportive services were received by 245 individuals and families, and housing information and referral services were provided to 767 individuals during the period of October 1, 2002 – September 30, 2003. With the assistance of the centralized housing intake/assessment program (Gate Keeper) and the strong network of housing providers, persons living with HIV/AIDS in need of housing assistance in the DCEMA were able to access HOPWA funded services.

A total of 1,503 individuals and families received HOPWA related services throughout the DC EMA for the period of October 2002 through September 30, 2003. Within FY'03 the DC EMA expended approximately **\$6,457,075.10** (direct services only) using primarily HOPWA FY **2001** or **Yr. 10** funds.

Key Facts	Contact Information
Service Area: Washington, DC EMA Grant: Formula	Sandra Philogene Housing Program Specialist HIV/AIDS Administration 717 14 th Street NW, Suite 1000 Washington, 20005 Phone: 202-727-2500 Fax: 202-727-8471
Allocations: FY 2000 \$ 6,335,000 (Yr. 9) FY 2001 \$ 8,721,000 (Yr. 10) FY 2002 \$10,451,000 (Yr. 11)	

C. ACCOMPLISHMENT NARRATIVE: Overview of Activities Carried Out, Barriers Encountered and Actions Taken in Response to Barriers and Recommendations for Program Improvement

1. Overview of Activities Carried Out

In the District Housing Program staff was instrumental in reaching out to new HOPWA service providers. Three agencies joined the network of housing providers offering Tenant Based Rental assistance to persons living with HIV/AIDS. Assistance was provided by the long-term centralized housing and information referral center (Gate Keeper) for persons living with HIV/AIDS.

Additional services provided during the fiscal year were emergency housing, short-term supportive housing, a newly implemented Multi Service Day Center for homeless persons living with HIV/AIDS in need of shelter during the day, a client empowerment program providing job training, education, and employment assistance to persons living with HIV/AIDS returning to the workforce, Tenant Based Rental Assistance vouchers, a Housing Mediation program that assists with landlord tenant concerns, and short term rent, mortgage, and utility assistance.

Within the fiscal year two Requests For Applications, (RFAs) were issued in the District of Columbia. The first RFA released in July 2003 totaled over \$5,000,000 in HOPWA funding. The program areas included Tenant Based Rental Assistance, Short Term Rent, Mortgage and Utility Assistance, Project Based Housing, Capacity Building, Facility-Repair Funding to HAA funded housing programs, and Emergency Housing. As a result of the RFA a total of \$3,869,464 of HOPWA funds were awarded to 13 agencies.

The second Request for Applications released Capacity Building funds in the amount of \$1,000,000 to existing housing providers and/or other providers interested in providing housing services to persons living with HIV/AIDS. Due to the decline of affordable housing in the District and the need for additional housing services' providers, this RFA was put out in anticipation of reaching new community partners to provide services to persons living with HIV/AIDS. Those awarded will utilize capacity building funds to assist with the expansion of existing housing programs and/or improve the current infrastructure of their respective agencies in an effort to maximize services provided to persons living with HIV/AIDS.

In Suburban Maryland, the increase of the FMR still does not help people get into housing. There is a higher demand for tenant based rental assistance, however, poor credit and higher rental prices continue to be a barrier for HOPWA clients seeking housing.

During the fiscal year, Northern Virginia had an increase in the number of Tenant Based Rental Assistance units through November 2003. NVRC was also successful in implementing 2 units of Transitional housing through acquisition funding to be viable over 16 years. In addition the implementation of a project-based housing facility is underway with the assistance of a local faith-based corporation, utilizing acquisition funding. This project will yield 8 units over a 5-year period. However, the challenges that continue to face Northern Virginia are the decreasing number of Tenant Based Rental Assistance units through attrition, due to budget and award restraints. Also there is the inability to locate affordable housing as the Fair Market Rents are inadequate for many Northern Virginia rentals.

In West Virginia The AIDS Network has continued a cooperative relationship with local and state HOPWA organizations. The AIDS Network and the West Virginia AIDS Housing Coalition collaborated on a Statewide AIDS Housing Needs Assessment at the end of 2002. The HOPWA case manager is a member of the Homeless Coalition of the Eastern Panhandle. However, homeless services offered in Berkeley and Jefferson counties are very limited. Transportation in Jefferson County remains a barrier to access services.

2. Barriers Encountered, Actions Taken in Response to Barriers, and Recommendations for Program Improvement

The District has encountered a number of barriers in FY 2003. The three most significant obstacles are the reduction of affordable housing due to the steady increase in housing costs, difficulty accessing permanent housing opportunities upon transition out of the HOPWA housing continuum, and the continuous need for additional community-based organizations that are willing to participate in the Tenant Based Rental Assistance programs and Facility-Based programs.

As a result of the decline in active program administrators, and the increase in numbers of persons eligible to receive HOPWA assistance, fewer vouchers can be generated for the Tenant-Based Rental Assistance program and fewer individuals are able to be referred to HOPWA-funded facility-based housing programs. This causes the adverse affect of a slowly increasing waiting list of eligible participants.

Recommendations for overcoming some of these barriers are to release an "open ended" Request for Applications (RFA) to the public. An RFA such as this would open the window for applicants to apply. Applications can be submitted throughout the year and reviewed on a quarterly basis. The two program areas identified for this RFA are Tenant Based Rental Assistance and Project Based Housing with Supportive Services.

The second recommendation is that HAA continue to carry out a campaign to reach out to community-based organizations in the District that are otherwise unfamiliar with the HOPWA program. Increased awareness is essential to the continuation of the program. Also with more community partners available to provide housing assistance to the HIV/AIDS community in the District of Columbia the rising number of persons living with HIV/AIDS in need of housing assistance can be addressed.

3. Program Monitoring

All housing providers submit monthly programmatic reports that detail the number of clients served/housed, support services provided, demographics information, and type of unit leased up. They also include a narrative report that indicates the accomplishments and barriers identified for that month.

Accomplishment information is reported in the following section, Section D.

D. ACCOMPLISHMENT DATA

In the District of Columbia, HOPWA funds were used to provide:

- a. Housing assistance for **272** individuals and families in the form of emergency shelter, short term supportive housing, and Tenant Based Rental Assistance (TBRA); and
- b. Supportive Services to **245** individuals and families; which included mental health care, substance abuse treatment, need assessments, transportation, case management services, and housing information and referral services to **767** individuals during the period of October 1, 2002 – September 30, 2003.

A total of 1,503 individuals and families received HOPWA related services throughout the EMA for the period of October 2002 through September 30, 2003. During this period the DC EMA expended approximately **\$6,457,075.10** using primarily HOPWA Yr. 10 funds.

Section E, below, contains HOPWA 2003 Performance Summaries for the EMA and each jurisdiction.

E. HOPWA 2003 PERFORMANCE SUMMARIES

Performance Chart 1—Actual Performance Types of Housing Units Dedicated to Persons with HIV/AIDS which were Supported during the Operating Year WASHINGTON, D.C. EMA						
Type of Unit	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and other funds	Amount of Grantee and other funds	Deduction for units reported in more than one column	TOTAL by type of unit
1. Rental Assistance	639	\$4,690,506.10	0	0	0	639
2. Short-term/emergency housing payments	858	\$1,731,216.00	0	0	0	858
3-a. Units in facilities supported with operating costs	12	\$35,353.00	0	0	0	12
3-b. Units in facilities that were developed with capital costs and opened and served clients	0	0	0	0	0	0
3-c. Units in facilities being developed with capital costs but not yet opened	0	0	0	0	0	0
Subtotal	1,509	\$6,457,075.10	0	0	0	1,509
Deduction for units reported in more than one category	6	0	0	0	0	6
TOTAL	1,503	\$6,457,075.10	0	0	0	1,503

Performance Chart 2— Comparison to Planned Actions, as approved in the Action Plan/Consolidated Plan for this Operating Year (Estimated Numbers of Units) WASHINGTON D.C. EMA		
Type of Unit	Estimated Number of Units by type in the approved Consolidate Plan/Action Plan for this operating year	Comment, on comparison with Actual Accomplishments (or attach)
1. Rental Assistance	524	639
2. Short-term or emergency housing payments	835	858
3-a. Units in facilities supported with operating funds.	12	12
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0
Subtotal	1,371	1,509
Deduction for units reported in more than one category.	0	6
TOTAL	1,371	1,503

All data provided by DC Department of Health, HIV/AIDS Administration

Performance Chart 1—Actual Performance Types of Housing Units Dedicated to Persons with HIV/AIDS which were Supported during the Operating Year . DISTRICT OF COLUMBIA						
Type of Unit	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and other funds	Amount of Grantee and other funds	Deduction for units reported in more than one column	TOTAL by type of unit
1. Rental Assistance	221	\$1,806,368.30	0	0	0	221
2. Short-term/emergency housing payments	350	\$1,263,006.90	0	0	0	350
3-a. Units in facilities supported with operating costs	0	0	0	0	0	0
3-b. Units in facilities that were developed with capital costs and opened and served clients	0	0	0	0	0	0
3-c. Units in facilities being developed with capital costs but not yet opened	0	0	0	0	0	0
Subtotal	571	\$3,069,375.20	0	0	0	571
Deduction for units reported in more than one category	0	0	0	0	0	0
TOTAL	571	\$3,069,375.20	0	0	0	571

Performance Chart 2— Comparison to Planned Actions, as approved in the Action Plan/Consolidated Plan for this Operating Year (Estimated Numbers of Units) DISTRICT OF COLUMBIA		
Type of Unit	Estimated Number of Units by type in the approved Consolidate Plan/Action Plan for this operating year	Comment, on comparison with Actual Accomplishments (or attach)
1. Rental Assistance	230	221
2. Short-term or emergency housing payments	300	350
3-a. Units in facilities supported with operating funds.	0	0
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0
Subtotal	530	571
Deduction for units reported in more than one category.	0	0
TOTAL	530	571

All data provided by DC Department of Health, HIV/AIDS Administration

Performance Chart 1—Actual Performance Types of Housing Units Dedicated to Persons with HIV/AIDS which were Supported during the Operating Year . SUBURBAN MARYLAND						
Type of Unit	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and other funds	Amount of Grantee and other funds	Deduction for units reported in more than one column	TOTAL by type of unit
1. Rental Assistance	265	\$1,763,443.78	0	0	0	265
2. Short-term/emergency housing payments	88	\$142,720.16	0	0	0	88
3-a. Units in facilities supported with operating costs	0	0	0	0	0	0
3-b. Units in facilities that were developed with capital costs and opened and served clients	0	0	0	0	0	0
3-c. Units in facilities being developed with capital costs but not yet opened	0	0	0	0	0	0
Subtotal	353	\$1,906,163.94	0	0	0	353
Deduction for units reported in more than one category	0	0	0	0	0	0
TOTAL	353	\$1,906,163.94	0	0	0	353

Performance Chart 2— Comparison to Planned Actions, as approved in the Action Plan/Consolidated Plan for this Operating Year (Estimated Numbers of Units) SUBURBAN MARYLAND		
Type of Unit	Estimated Number of Units by type in the approved Consolidate Plan/Action Plan for this operating year	Comment, on comparison with Actual Accomplishments (or attach)
1. Rental Assistance	211	265
2. Short-term or emergency housing payments	202	88
3-a. Units in facilities supported with operating funds.	0	0
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0
Subtotal	413	353
Deduction for units reported in more than one category.	0	0
TOTAL	413	353

Suburban Maryland includes Calvert, Charles, Frederick, Montgomery and Prince George's Counties.
 All data provided by DC Department of Health, HIV/AIDS Administration.

Performance Chart 1—Actual Performance Types of Housing Units Dedicated to Persons with HIV/AIDS which were Supported during the Operating Year . SUBURBAN VIRGINIA						
Type of Unit	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and other funds	Amount of Grantee and other funds	Deduction for units reported in more than one column	TOTAL by type of unit
1. Rental Assistance	141	\$1,092,561.	0	0	0	141
2. Short-term/emergency housing payments	385	\$286,411	0	0	0	385
3-a. Units in facilities supported with operating costs	12	\$35,353	0	0	0	12
3-b. Units in facilities that were developed with capital costs and opened and served clients	0	0	0	0	0	0
3-c. Units in facilities being developed with capital costs but not yet opened	0	0	0	0	0	0
Subtotal	538	\$1,414,325	0	0	0	538
Deduction for units reported in more than one category	0	0	0	0	0	0
TOTAL	538	\$1,414,325	0	0	0	538

Performance Chart 2— Comparison to Planned Actions, as approved in the Action Plan/Consolidated Plan for this Operating Year (Estimated Numbers of Units) SUBURBAN VIRGINIA		
Type of Unit	Estimated Number of Units by type in the approved Consolidate Plan/Action Plan for this operating year	Comment, on comparison with Actual Accomplishments (or attach)
1. Rental Assistance	73	141
2. Short-term or emergency housing payments	293	385
3-a. Units with operating costs	12	12
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0
Subtotal	378	538
Deduction for units reported in more than one category.	0	0
TOTAL	378	538

Note: Suburban Virginia includes the counties of Arlington, Clarke, Culpeper, Fairfax, Fauquier, King George, Loudoun, Prince William, Spotsylvania, Stafford and Warren; as well as the cities of Alexandria, Culpeper, Fairfax, Falls Church, Fredericksburg, Manassas and Manassas Park. All data provided by the DC Department of Health, HIV/AIDS Administration.

Performance Chart 1—Actual Performance Types of Housing Units Dedicated to Persons with HIV/AIDS which were Supported during the Operating Year. SUBURBAN WEST VIRGINIA						
Type of Unit	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and other funds	Amount of Grantee and other funds	Deduction for units reported in more than one column	TOTAL by type of unit
1. Rental Assistance	12	\$28,133	0	0	0	12
2. Short-term/emergency housing payments	35	\$39,078	0	0	0	35
3-a. Units in facilities supported with operating costs	0	0	0	0	0	0
3-b. Units in facilities that were developed with capital costs and opened and served clients	0	0	0	0	0	0
3-c. Units in facilities being developed with capital costs but not yet opened	0	0	0	0	0	0
Subtotal	47	\$67,211	0	0	0	47
Deduction for units reported in more than one category	6	0	0	0	0	6
TOTAL	41	\$67,211	0	0	0	41

Performance Chart 2— Comparison to Planned Actions, as approved in the Action Plan/Consolidated Plan for this Operating Year (Estimated Numbers of Units) SUBURBAN WEST VIRGINIA		
Type of Unit	Estimated Number of Units by type in the approved Consolidate Plan/Action Plan for this operating year	Comment, on comparison with Actual Accomplishments (or attach)
1. Rental Assistance	10	12
2. Short-term or emergency housing payments	40	35
3-a. Units in facilities supported with operating funds.	0	0
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0
Subtotal	50	47
Deduction for units reported in more than one category.	0	6
TOTAL	50	41

Suburban West Virginia includes the counties of Berkeley and Jefferson.
 All data provided by DC Department of Health, HIV/AIDS Administration.

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PART VII PUBLIC PARTICIPATION

Public Awareness:

The Public Notice of the 15-day review period appears on the following page. DHCD took the following actions to make the public aware of the availability of the CAPER for review:

Direct Mailings were sent to:

ANC Commissioners, ANC Chair offices, Community Development Corporations, Community-Based organizations, Special Needs Housing Organizations, Non-profit Housing Groups, Latino Community Organizations, Asian Community Organizations, Asian- Pacific Islander groups, and private citizens.

E-Mail Distribution to: list of housing partners and community leaders,

Website Access: Draft CAPER posted on DHCD's website,

Media Advertising: *Notice of Public Review* Ads were submitted for publication in publications that included, but were not limited to, the following:

D.C. Register
The Washington Post
The Afro-American
El Tiempo
The Blade, and
The Asian Fortune

Public Comment:

There were no public comments received on the CAPER.

Department of Housing and Community Development

Notice of Availability of Public Document for Review and Comment

November 28, 2003 to December 15, 2003

**"District of Columbia Department of Housing and Community Development
Consolidated Annual Performance and Evaluation Report (CAPER)
For Fiscal Year 2003"**

Stanley Jackson, Director, Department of Housing and Community Development (DHCD), announces the availability for public review and comment on the "District of Columbia Department of Housing and Community Development Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2003." The CAPER provides information on DHCD's review and evaluation of its performance in achieving the objectives stated in its annual Action Plan for Fiscal Year 2003 (October 1, 2002 to September 30, 2003). The FY 2003 Action Plan detailed activities to be carried out by DHCD under the following federal entitlement programs from the U.S. Department of Housing and Urban Development (HUD):

- ? Community Development Block Grant Program
- ? HOME Investment Partnerships Program
- ? Emergency Shelter Grant Program
- ? Housing Opportunities for Persons with AIDS Program

The CAPER report is being made available for a 15-day public comment period prior to its submission to HUD on or before December 31, 2003. The CAPER will be distributed to stakeholder organizations. It will also be available for review at DHCD (8th floor), on the all public library branches, all Advisory Neighborhood Commission offices, and at the following community-based organizations:

Housing Counseling Services, Inc.
2430 Ontario Road, NW,
(202) 667-7006

Marshall Heights Community Dev. Corp.
3939 Benning Road, NE,
(202) 396-1200

Latino Economic Development Corporation
2316 - 18th Street, NW
(202) 588-5102

Central American Resources Center
1459 Columbia Road, N.W.
(202) 328-9799

University Legal Services
300 I Street, NE
(202) 547-4747

University Legal Services
3220 Pennsylvania Avenue, SE, Suite 4
(202) 645-7175

Lydia's House
4101 Martin Luther King Jr., Avenue, SW
(202) 563-7629 ext. 202

Written comments may be submitted to: Mr. Stanley Jackson, Director, Department of Housing and Community Development, 801 North Capitol Street, N.E., Washington, D.C., 20002 (fax: 202-442-8391). All comments must be received by December 15, 2003. Questions regarding the CAPER may be directed to Kay McGrath, Special Assistant, DHCD, 202-442-7276.

Anthony A. Williams, Mayor
Government of the District of Columbia
Stanley Jackson, Director
Department of Housing and Community Development

APPENDIX A DEVELOPMENT FINANCE DIVISION – FY 2003 FUNDED PROJECTS (ALL FUNDING SOURCES)

Project:	CeaseFire Don't Smoke the Brother (Funding Completion)		
Location:	4708 14 th Street NW	Total Development Cost:	\$266,145
Ward:	4	DHCD Funding:	\$266,145
Sponsor:	CeaseFire Don't Smoke the Brother	Source:	CDBG
Number of units:		Closing Date:	Nov-02
Project Type:	Community Facility		

Project:	La Clinica Del Pueblo		
Location:	2831 15 th Street NW	Total Development Cost:	\$2,500,000
Ward:	1	DHCD Funding:	\$900,000
Sponsor:	La Clinica Del Pueblo	Source:	CDBG
Number of units:		Closing Date:	Nov-02
Project Type:	Community Facility		

Project:	Wagner-Gainesville		
Location:	2422-2466 Wagner St. SE, 1811-1817 Gainsville St. SE	Total Development Cost	\$7,702,986
Ward:	8	DHCD Funding:	\$510,000
Sponsor:	Wagner Gainsville Limited Partnership	Source:	LIHTC
Number of units:	62	Closing Date:	Nov-02
Project Type:	MF Rehab/Rental		

Project:	HomeFree USA - Don't Borrow Trouble		
Location:	318 Riggs Road NE	Total Development Cost:	\$624,867
Ward:	Citywide	DHCD Funding:	\$25,000
Sponsor:	HomeFree USA	Source:	CDBG
Number of units:		Closing Date:	Nov-02
Project Type:	Mortgage Counseling		

Project:	Rittenhouse Condominiums Construction Administration		
Location:	1000 & 1008 Rittenhouse Street NW	Total Development Cost:	\$38,000
Ward:	4	DHCD Funding:	\$38,000
Sponsor:	Peoples Involvement Corporation	Source:	HOME
Number of units:		Closing Date:	Nov-02
Project Type:	Construction Administration Assistance		

Project:	2922 Sherman Avenue NW Hot Properties		
Location:	2922 Sherman Avenue NW	Total Development Cost:	\$1,651,267
Ward:	1	DHCD Funding:	\$700,000
Sponsor:	Manna, Inc.	Source:	HOME CHDO
Number of units:	11	Closing Date:	Dec-02
Project Type:	MF Rehab/Owner		

Project:	Bolling View Apartments	Total Development Cost:	\$10,195,949
Location:	2 nd & Orange Streets SE	DHCD Funding:	\$670,320
Ward:	8	Source:	LIHTC
Sponsor:	CIH Bolling View Limited Partnership	Closing Date:	Dec-02
Number of units:	183		
Project Type:	MF Rehab/Rental		

Project:	Parkside Terrace Apartments	Total Development Cost:	\$3,203,101
Location:	3700 9 th Street SE	DHCD Funding:	\$1,250,000
Ward:	8	Source:	CDBG
Sponsor:	CEMI-Parkside Associates Limited Partnership	Closing Date:	Dec-02
Number of units:	214		
Project Type:	Acquisition		

Project:	3939 South Capitol Street SW	Total Development Cost:	\$980,000
Location:	3939 South Capitol Street SW	DHCD Funding:	\$485,500
Ward:	8	Source:	CDBG
Sponsor:	Far SE/SW CDC	Closing Date:	Dec-02
Number of units:			
Project Type:	Acquisition		

Project:	Fairmont I & II Apartments	Total Development Cost:	\$31,710,171
Location:	1400 & 1401 Fairmont Street NW	DHCD Funding:	\$4,750,000
Ward:	1	Source:	HPTF
Sponsor:	New Fairmont Limited Partnership	Closing Date:	Dec-02
Number of units:	205		
Project Type:	MF Rehab/Rental		

Project:	Knox Hill Village Streetlights	Total Development Cost:	\$211,733
Location:	Knox Terrace SE	DHCD Funding:	\$211,733
Ward:	8	Source:	CIP
Sponsor:	DC Department of Transportation	Closing Date:	Dec-02
Number of units:			
Project Type:	Street Infrastructure		

Project:	Henson Ridge HOPE VI	Total Development Cost:	\$91,000,000
Location:	Stanton Road & Alabama Avenue SE	DHCD Funding:	\$3,000,000
Ward:	8	Source:	CIP
Sponsor:	DCHousing Authority/Mid-City Urban	Closing Date:	Jan-03
Number of units:			
Project Type:	Site infrastructure		

Project:	1441 Spring Road Condominium	Total Development Cost:	\$858,100
Location:	1441 Spring Road NW	DHCD Funding:	\$300,000
Ward:	1	Source:	CDBG
Sponsor:	Manna, Inc	Closing Date:	Mar-03
Number of units:	12		
Project Type:	Acquisition		

Project:	Apartment Improvement Program	Total Development Cost:	\$170,000
Location:	3636 16 th Street NW	DHCD Funding:	\$170,000
Ward:	Citywide	Source:	CDBG
Sponsor:	Apartment Improvement Program	Closing Date:	Mar-03
Number of units:			
Project Type:	Technical Assistance		

Project:	University Place NW Cooperative (Additional Funding)	Total Development Cost:	\$1,651,267
Location:	2519, 2521, 2552 & 2554 University Pl.	DHCD Funding:	\$100,000
Ward:	1	Source:	HOME CHDO
Sponsor:	Manna, Inc.	Closing Date:	Apr-03
Number of units:	15		
Project Type:	MF Rehab/Owner		

Project:	Elsinore Courtyards	Total Development Cost:	\$7,065,000
Location:	5300 E Street SE, 5100 Call Place SE	DHCD Funding:	\$1,500,000
Ward:	7	Source:	HOME
Sponsor:	Elsinore Courtyards LLC/Marshall Hghts.	Closing Date:	Apr-03
Number of units:	151		
Project Type:	MF Rehab/Rental		

Project:	Spanish Senior Center (Additional Funding)	Total Development Cost:	\$931,782
Location:	1842 Calvert Street NW	DHCD Funding:	\$247,271
Ward:	1	Source:	CDBG
Sponsor:	EOFULA	Closing Date:	Apr-03
Number of units:			
Project Type:	Community Facility		

Project:	1327 Kenyon Street Cooperative (Additional Funding)	Total Development Cost:	\$1,535,096
Location:	1327 Kenyon Street NW	DHCD Funding:	\$164,785
Ward:	1	Source:	HOME
Sponsor:	1327 Kenyon Street Cooperative	Closing Date:	Apr-03
Number of units:			
Project Type:	MF Rehab/Owner		

Project:	Town Center Retail Initiative	Total Development Cost:	\$56,964
Location:	2021 Martin Luther King Jr. Avenue SE	DHCD Funding:	\$49,170
Ward:	8	Source:	CDBG
Sponsor:	Anacostia Econ. Development Corp.	Closing Date:	May-03
Number of units:			
Project Type:	Commercial Facility		

Project:	DCHFA/George Washington Carver Apartments	Total Development Cost:	\$18,800,000
Location:	20 47 th Street SE	DHCD Funding:	\$2,400,000
Ward:	7	Source:	CDBG
Sponsor:	Carver 2000 Tenant Association	Closing Date:	May-03
Number of units:	176		
Project Type:	Acquisition		

Project:	Petey Greene Community Service Center	Total Development Cost:	\$2,250,000
Location:	Martin Luther King, Jr. Avenue SE	DHCD Funding:	\$594,000
Ward:	8	Source:	CDBG
Sponsor:	United Planning Organization	Closing Date:	May-03
Number of units:			
Project Type:	Acquisition		

Project:	Capitol Manor Cooperative	Total Development Cost:	\$10,955,455
Location:	1436, 1440, 1444 W Street NW	DHCD Funding:	\$2,000,000
Ward:	1	Source:	CDBG
Sponsor:	Capitol Manor Tenants Association	Closing Date:	Jun-03
Number of units:	102		
Project Type:	Acquisition		

Project:	1458 Columbia Road NW Tenants	Total Development Cost:	\$2,300,000
Location:	1458 Columbia Road NW	DHCD Funding:	\$900,000
Ward:	1	Source:	CDBG
Sponsor:	1458 Columbia Road NW Tenants	Closing Date:	Jun-03
Number of units:	59		
Project Type:	Acquisition		

Project:	Hines Building	Total Development Cost:	\$5,000,000
Location:	14 th & Harvard Streets NW	DHCD Funding:	\$973,000
Ward:	1	Source:	CDBG
Sponsor:	Wahington Urban League	Closing Date:	Jun-03
Number of units:			
Project Type:	Acquisition/Rehab		

Project:	Bowling Green Apartments	Total Development Cost:	\$18,300,000
Location:	2 nd & 4 th Streets & Wilimington Pl. SE	DHCD Funding:	\$1,600,000
Ward:	8	Source:	HPTF
Sponsor:	AHD, Incorporated	Closing Date:	Jun-03
Number of units:	126		
Project Type:	New MF Rental Construction		

Project:	Parkside Terrace Apartments (Additional Funding)	Total Development Cost:	\$20,000,000
Location:	3700 9 th Street SE	DHCD Funding:	\$1,095,000
Ward:	8	Source:	HOME
Sponsor:	CEMI-Parkside Associates LP	Closing Date:	Jul-03
Number of units:			
Project Type:	MF Rehab/Rental		

Project:	Homes @ Woodmont	Total Development Cost:	\$5,627,916
Location:	Good Hope Road & 22 nd Street SE	DHCD Funding:	\$985,000
Ward:	8	Source:	CDBG
Sponsor:	IDS/Woodmont LLC	Closing Date:	Jul-03
Number of units:	26		
Project Type:	New Homeownership		

Project:	Urban Village	Total Development Cost:	\$9,560,318
Location:	3401-3403 16 th Street NW	DHCD Funding:	\$2,465,000
Ward:	1	Source:	CDBG
Sponsor:	Urban Vilage Team LLC	Closing Date:	Jul-03
Number of units:	72		
Project Type:	MF Rehab/Owner		

Project:	Dance Institute of Washington	Total Development Cost:	\$2,839,258
Location:	3400 Block of 14 th Street NW	DHCD Funding:	\$87,800
Ward:	1	Source:	CDBG
Sponsor:	Dance Institute of Washington	Closing Date:	Aug-03
Number of units:			
Project Type:	Community Facility		

Project:	North Capitol Plymouth Senior Apartments	Total Development Cost:	\$6,842,470
Location:	5233 North Capitol Street NE	DHCD Funding:	\$1,629,067
Ward:	5	Source:	HPTF
Sponsor:	North Capitol Plymouth, Inc.	Closing Date:	Aug-03
Number of units:	69		
Project Type:	New Senior Rental		

Project:	St. Paul Senior Living @ Wayne Place	Total Development Cost:	\$5,323,772
Location:	110-124 Wayne Place SE	DHCD Funding:	\$825,000
Ward:	8	Source:	HPTF
Sponsor:	St. Paul Community Develop. Corp.	Closing Date:	Aug-03
Number of units:			
Project Type:	New Senior Rental		

Project:	Wingate Tower and Apartments	Total Development Cost:	\$66,746,000
Location:	4660 Martin Luther King Avenue SW	DHCD Funding:	\$2,500,000
Ward:	8	Source:	HPTF
Sponsor:	Wingate Development of DC, LP	Closing Date:	Aug-03
Number of units:			
Project Type:	MF Rehab/Rental		

Project:	Capitol Manor Cooperative (Additional Funding)	Total Development Cost:	\$10,955,455
Location:	1436, 1440, 1444 W Street NW	DHCD Funding:	\$1,400,000
Ward:	1	Source:	CDBG
Sponsor:	Capitol Manor Tenants Association	Closing Date:	Sep-03
Number of units:			
Project Type:	Acquisition		

Project:	East Capitol HOPE VI (Gateway Capitol Estates) Senior Building	Total Development Cost:	\$18,350,585
Location:	201 58 th Street NE	DHCD Funding:	\$789,666
Ward:	7	Source:	LIHTC
Sponsor:	A & R/THC, LLC	Closing Date:	Sep-03
Number of units:	151		
Project Type:	New Senior Rental		

This completes the list of DFD FY 2003 Projects, Appendix A.

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Anacostia Economic Development Corporation - NDAP - \$ 497,600

Commercial District and Small Business Technical Assistance	\$ 100,000												
Outputs:	<table border="0"> <tr> <td>? 310 business assessments for new clients</td> <td>? 24 business seminars for 160 participants</td> </tr> <tr> <td>? Assistance to 77 existing business</td> <td></td> </tr> <tr> <td>? 77 aspiring business</td> <td></td> </tr> <tr> <td>? 8 loan packages</td> <td></td> </tr> <tr> <td>? 4 government certificates</td> <td></td> </tr> <tr> <td>? 15 Business plans</td> <td></td> </tr> </table>	? 310 business assessments for new clients	? 24 business seminars for 160 participants	? Assistance to 77 existing business		? 77 aspiring business		? 8 loan packages		? 4 government certificates		? 15 Business plans	
? 310 business assessments for new clients	? 24 business seminars for 160 participants												
? Assistance to 77 existing business													
? 77 aspiring business													
? 8 loan packages													
? 4 government certificates													
? 15 Business plans													

Outputs: ? Completion of 20 façade improvement projects, 1800 - 2200 block of Martin Luther King, Jr. Avenue, S.E. and 1100 - 1700 Good Hope Road, S.E.

H Street Community Development Corporation - NDAP - \$ 52,000

Outputs:

- ? 874 T/A sessions with businesses
- ? 15 Seminars for financial management with 164 merchants
- ? 289 Workshops
- ? 729 Businesses contacted

Opportunities Industrialization Center of DC - NDAP - \$ 180,000

Outputs:

- ? Academic classroom training sessions provided for 100 youth each day
- ? Career classroom training sessions for 160 youth each day and 52 weekly in radio shows
- ? Career classroom training sessions for 100 youth each day and 52 weekly in web page design

Development Corporation of Columbia Heights - NDAP - \$328,000

Outputs:

- ? Acquired 150 Business contacts
- ? 383 small business T/A referrals
- ? 30 Loans packaged/disbursed
- ? 8 Business plans produced
- ? 5 "Fast Track" workshops

Job Training/Employment - \$128,000

- Outputs: ? 15 clients trained for employment
 ? 147 clients placed in full-time or
 part-time jobs
 ? 101 jobs retained

Latino Economic Development Corporation- NDAP - \$ 220,000

Commercial District and Small Business Technical Assistance - \$ 220,000

- Outputs: ? 834 Business T/A sessions
 ? 7 Loan packages coordinated
 completed
 ? 7 Business-related training
 courses conducted
 ? 5 business workshops conducted

Inner Thoughts, Inc. - NDAP - \$199,430

Job Training/Employment - \$ 199,430

- Outputs: ? 85 clients trained for employment
 ? 51 clients placed in jobs

Trinidad Concerned Citizens for reform - NDAP - \$ 100,000

Youth Initiatives - \$ 100,000

- Outputs: ? 76 participants in Youth/Parents educational programs
 ? Sponsored 4 teen awareness and related youth services programs

Cultural Development Corporation - NDAP - \$ 90,000

Youth Initiatives - \$ 90,000

- Outputs: ? 62 Youth Outreach residency
 Classes
 ? 55 Youth per week in Performing
 Opportunities for youth
 ? Out of school activities served
 35 youth per week
 ? 20 T/A sessions to Artist-
 Entrepreneurs
 ? 12 T/A sessions to Arts
 Businesses

Washington Area Community Investment Fund - NDAP - \$200,000

Commercial District and Small Business Technical Assistance - \$200,000

- | | | | |
|---|---------------------------------------|---|---------------------------------------|
| ? | 10 Section 8 recipients counseled | ? | 5497 T/A Contacts |
| ? | 4 Economic Literacy courses conducted | ? | 122 HPAP Applications |
| ? | 3 First time homebuyers courses | ? | 1 Housing survey |
| | | ? | 7 T/A sessions to tenant associations |

University Legal Services NE - CBSP - \$ 320,203

Housing Counseling - \$ 320,203

- | | | | | |
|----------|---|--|---|---|
| Outputs: | ? | 1256 Social & Economic Counseling sessions | ? | 141 HPAP applications submitted |
| | ? | 1255 Money & Home Management Counseling sessions | ? | 18 Single Family Rehab applications submitted |
| | ? | 49 Renter Counseling sessions | | |
| | ? | 1029 Home buyer counseling sessions | | |

University Legal Services - CBSP - SE - \$ 304,446

Housing Counseling - \$ 304,446

- | | | | | |
|----------|---|--|---|--|
| Outputs: | ? | 793 Social & Economic Counseling sessions | ? | 92 Renter/Eviction Counseling sessions |
| | ? | 790 Money & Home Mgmt. Counseling sessions | ? | 677 Home buying Counseling sessions |
| | ? | 35 Single Family applications submitted | ? | 147 HPAP applications submitted |

Lydia's House - CBSP - \$ 200,000

Housing Counseling - \$ 200,000

- | | | | | |
|----------|---|---------------------------------|---|--|
| Outputs: | ? | 124 Rental counseling sessions | ? | 2 Single Family Rehab applications completed |
| | ? | 235 Housing counseling sessions | | |
| | ? | 20 Homebuyer workshops | | |
| | ? | 15 Financial Literacy workshops | | |

APPENDIX C THE CONTINUUM OF CARE GOALS AND SYSTEM

(Excerpted from the FY 2003 Continuum of Care Exhibit prepared by the Community Partnership as part of its SuperNOFA application for competitive McKinney-Vento homeless funds.)

? Chronic Homelessness, Past Performance	Page 73
? Chronic Homelessness, Current Performance	Page 75
? Strategy to End Chronic Homelessness	Page 75
? Other Homeless Goals	Page 79

3. Your community's Continuum of Care *goals* and *system* under development.

A. Chronic Homelessness Strategy/Goals

- (1) **Past Performance.** Please tell us using no more than 2 pages: (a) the specific actions that your community has taken over the past year towards ending chronic homelessness; and (b) any remaining obstacles to achieving this goal.

Following is an analysis of achievement of "chronic homeless goals" as compared to last year's stated goals for the 18-month period beginning July 2002 and extending through December 2003:

Goal 1: Fully implement Mayor's Order to coordinate street outreach efforts between District police, DMH, DOH and outreach agencies so that chronically homeless persons disabled by CSA and SMI who are a danger to themselves can be placed in a treatment facility or shelter during a hypothermia alert.

This goal was achieved. The Mayor's Order worked well and limited hypothermia deaths to just one person in a winter more severely cold than any other in recent memory. Weekly phone conferences convened by DHS assured rapid response to problems. The city established a "sobering center" with 50 beds at D.C. General Hospital adjacent to both the city's mental health crisis unit and its detoxification unit. This facility alone saved several lives. Overall hypothermia capacity in 2003 was 58% greater than in 2002, with a total of 1,062 beds available for adults and families, which turned out to be enough to keep up with a sharply increased demand for emergency shelter. To better serve the chronically homeless in downtown, the 150-bed Gales School shelter was converted from winter only to year round operation.

Remaining obstacles? The baseline operation of the Mayor's Order is now in place, but there are still improvements to be made and ongoing training needed to make the Mayor's Order more effective. There is also a challenge of finding facilities for hypothermia shelter.

Goal 2: Begin replacement of 695 beds in the emergency shelter inventory with new facilities; replacement to include development of low-barrier SRO units.

Good progress has been made on achieving the action steps of this goal. In an environment of budget cutbacks the city nevertheless identified \$29.2 million in capital funds and four properties where rehabilitation and new construction will replace or upgrade existing emergency shelters, creating four new facilities with 500 low-barrier shelter beds and 215 SRO units. The target dates to replace of the large shelters have been extended 6-30 months as capital funds, acquisition of properties, facility design, program design and other issues are being worked out. A subcommittee of the Focus Group has come up with a replacement and transition plan for five shelters to be carried out by FY 2006. The capital

funds will enable the purchase and rehabilitation of a 260-bed facility in northeast D.C., the rehabilitation of the current headquarters of DHS into a 200-bed facility in southeast D.C., the construction of a new 130-bed facility to replace the La Casa Shelter, and new construction of a 125-bed facility for women - with the 215 SRO spread across these two sites. All told the Focus Group subcommittee is recommending the creation of five new facilities by the end of FY 2006 with 770 beds - with 270 of these in SRO units. In addition, there are these updates to report on this goal:

- ? Negotiations between the city and the private developer of the land on which the La Casa shelter sits are expected to result in a partnership that will help fund the new La Casa, and the city is similarly engaged in discussions with the Corcoran School of Art to help finance the replacement of the Randall shelter and its 170 beds.
- ? The Parcel 38 site at which a new women's facility was to be built does not afford a large enough footprint to build what is needed, so the city identified a more suitable site for this new facility.

Remaining obstacles? The city will be challenged to finance the transition to upgraded shelters and SRO units while maintaining the District's current CoC at about \$18 million annually. Aside from securing the necessary capital funds and building five major projects in three years, the upgraded shelter and SRO facilities will require a higher level of services for which funding must be identified.

Goal 3: DMH to produce 150 units of housing for severely mentally ill homeless adults; and another 300 units for SMI who are at risk of homelessness.

DMH has continued to increase its stock of housing for homeless and near-homeless persons who have a severe mental illness. Over the past year 96 units were added to the inventory of DMH-supported permanent housing - with 38 of these units housing formerly homeless consumers. By September 30, 2003, DMH will have produced 150 housing units, with 40% (60) of these units to house formerly homeless consumers. In addition, the Partnership and DMH - in collaboration with Deputy Mayor Graham's office, Unity Healthcare, and the VA Medical Center - submitted an application to the Interagency Council on Homelessness to house 85 chronically homeless dually-diagnosed adults in scattered sites, with the *Pathways to Housing* agency of New York City as the provider of an Assertive Community Treatment team that will move persons from the streets into housing. DMH is expecting that getting Pathways to Housing (a nationally recognized best practice) into D.C. will catalyze mental health system change by showing other ACT teams how to work with the street- and shelter-bound chronically homeless, so that the Pathways model can be replicated within DMS. The grant application process itself put into place a District interagency strategy centered in Deputy Mayor Graham's office that is expected to yield other good efforts for housing and supporting the chronically homeless.

DMH is financing housing with two grants totaling \$20 million for capital projects. DMH has also used \$3.5 million in bridge rental subsidies to create new housing. A special housing initiative is being implemented that centers around the use of DMH capital to leverage other public sources of housing dollars and strengthening and formalizing the partnerships between DMH and other housing entities in the District of Columbia (e.g., D.C. Housing Authority, D.C. Housing Finance Agency).

Remaining obstacles? DMH is challenged by its recent discovery that some of the private market homes that have been part of the DMH housing inventory for years are substandard and must be replaced - so that its initial goal of creating 850 units for mentally ill consumers

has grown. This will cut into the resources that DMH has available and may constrict what it can do to target the chronically homeless.

Goal 4: *Make improvements to Federal City Shelter and fully implement the CCNV (shelter operator's) case management program; providing better services to FCS chronically homeless so they can be outplaced to permanent housing.*

Some progress has been made on the facility improvement steps of this goal. Over the past year DHS expended \$108,808 to make repairs at the Federal City Shelter, primarily focused on HVAC and plumbing repairs to address heating, cooling and sanitation in this facility that shelters over 1,000 persons daily. Additional capital funds of \$216,000 are available in FY 2003 to continue the repair work. In addition, DHS has requested FY 2004 capital funds of \$2,175,000 to overhaul the shelter's electrical system and \$1,423,000 to upgrade the air conditioning systems. The Partnership made a \$200,000 commitment to case management and employment services to CCNV, the Federal City Shelter operator. However, CCNV has not yet fully implemented its case management program as of June 2003.

Remaining obstacles? The improvements will be made to keep this shelter in the city's inventory for the foreseeable future until a plan to replace it can be crafted, which is the major challenge associated with this facility. There are organizational capacity issues at CCNV that have delayed the full implementation of a case management program and these must be resolved before much success can be expected in out placing the chronically homeless to permanent housing.

Goal 5: *To improve outreach to chronically homeless east of Anacostia River, establish an interagency multi-service center to replicate the one now operated by the Downtown BID.*

This goal is on hold for FY 2004 until the city identifies the best means to make it happen. The Social Services Committee of the Focus Group has endorsed four service centers by FY 2005 to assist the homeless living in shelters and on the streets. The city is exploring how to utilize existing assets and mainstream services to achieve this goal rather than creating a parallel system - for example, bringing interdisciplinary teams on site to shelters and/or locating them within the new facilities to be built.

- (2) **Current Chronic Homelessness Strategy.** Please provide a brief summary of the community's strategy for ending chronic homelessness including any updates to your strategy. Please include in this narrative the number of sheltered and unsheltered chronically homeless persons identified on the "CoC: Homeless Population and Subpopulations Chart" on page 10.

Estimating the population: The 1/22/03 point-in-time survey conducted by the Partnership showed 300 persons living on D.C. streets who had been *continuously homeless for longer than a year*. While some of these persons may use shelters off and on, for the most part they stay out of shelters according to the outreach providers who counted them. Additionally, with respect to the 2,555 counted in emergency shelter at the PIT, 801 of these were reported as chronically homeless. According to District shelters' length of stay rosters examined by the Partnership over the course of FY 2002, about 10% of emergency shelter users are chronically homeless. Since about 9,185 persons used public emergency shelters in FY2002, the Partnership estimates that 918 chronically homeless normally live in the emergency shelters, slightly higher than the 801 that the PIT count showed. Taking both the PIT street count (300) and the annual shelter estimate (918) into account, and rounding off the sum to the nearest hundred, the Partnership estimates that about 1,200 single adults are chronically homeless in the District of Columbia. On January 22, about 300 of these were unsheltered and 900 sheltered, but outside the hypothermia season (when fewer shelter beds

are available) the Partnership estimates that the unsheltered chronically homeless number about 500 persons.

The case for supportive housing rather than shelter for the chronically homeless: Data from the District's emergency shelters are showing that about 50% of shelter bednights are consumed by the 10% of shelter users who are chronically homeless. This is a common pattern observed in many cities and suggests that the chronically homeless are using emergency shelters as year-round "housing." It also suggests that housing these persons with appropriate supportive services could allow the District to downsize the emergency shelter system to about half the number of beds it has now, given that the average length of stay for all emergency shelter users is 45 days. A smaller number of emergency beds that turn over eight times a year would still provide the capacity to handle the emergency needs of the people for whom homelessness is a short-lived experience. Resources can then be moved to more permanent housing. At the same time the provision of supportive housing for the chronically homeless will provide a better quality of life for these persons and cost about the same in public services as keeping them on the streets or in emergency shelters.¹¹

The District's strategy to end chronic homelessness has the following four parts:

? 6,000 units of affordable housing over the next ten years: Under the leadership of Deputy Mayors Carolyn Graham and Eric Price, DHS, DMH, DHCD, DCHA, DCHFA and institutional funders such as Fannie Mae, LISC and the AFL-CIO Housing Investment Trust will collaborate to produce 3,000 SRO units for individuals and 3,000 units of housing affordable to low income families. The District's plan will ensure that 2,000 of the SRO units will be service-enriched supportive housing to bring inside the estimated 1,200 chronically homeless as well another 800 adults who are episodically homeless. That will leave 1,000 units of affordable SRO housing for adults that will help extremely low-income (but not disabled) adults to stay out of the shelters. Local dollars will be leveraged with McKinney funds and other federal funds such as HUD §§811, 202, 8 and Annual Contribution Contracts. The plan proposes using the District's Vacant and Abandoned Properties Initiative to acquire suitable properties for development.

Toward these ends the District's Housing Production Trust Fund made \$20 million available in August 2002 to support the creation, rehabilitation and preservation of 2,055 units of affordable housing for low- and moderate income households. In the face of the steeply rising cost of housing, the city is acting to preserve affordable units in order to prevent homelessness, but taking the steps it can to support providers who come forward with projects for supportive housing. The August 2002 solicitation funded 34 new units for homeless families who face multiple barriers to independent living and 18 new units of permanent affordable housing for mentally ill individuals. In June 2003 DHCD issued an RFP for \$35 million in Trust Fund and block grants to support affordable housing, including \$5 million targeted to special needs and permanent supportive housing.

? Full integration of mainstream public systems and funding: Legislation now before City Council calls for the establishment of an Interagency Council (IAC) that will coordinate and integrate mainstream city and federal services for the homeless. The Social Services Committee of the Focus Group has called for forming a Discharge Planning Task Force so that courts, jails, mental health and foster care systems will prevent chronically homeless persons from exiting to streets or shelter. The committee has also called for the

¹¹ See "The Impact of Supportive Housing for Homeless People with Severe Mental Illness on the Utilization of the Public Health, Corrections and Emergency Shelter Systems: The New York-New York Initiative," by Culhane et al, published by the Fannie Mae Foundation.

establishment of four service centers to deliver mainstream services to the chronically homeless (and others) more effectively. DMH has reorganized to deliver its services through 16 community-based “core service agencies” (CSA’s) that ease access to services for the mentally ill and are funded by a Medicaid Rehab Option to maximize mainstream funding (for example, the proposal to ICH rests on the MRO model for sustainability). DMH is modeling the ACT teams it funds on the highly regarded *Pathways to Housing* program, which will expand its capacity to offer the “housing first” model for moving seriously mentally ill people off the streets.

- ? *Improving Outreach*: Mayor’s Order 2001-161, issued October 31, 2001, mandates aggressive protection of “vulnerable homeless people living in exposed, unprotected areas.” As a result, most of the chronically homeless were sheltered each night during the 2002-2003 winter through stepped-up outreach and District interagency collaboration. DHS senior staff, city agencies providing mental health and substance abuse services, faith-based organizations and the *Hypothermia-Hyperthermia Workgroup* will be working together year-round, and conferring weekly during the cold season to achieve the full intent of the Mayor’s Order, thus bringing even more chronically homeless inside where they can be engaged in services. In addition, the Social Services Committee of the Focus Group has recommended that four multi-service centers, similar to the one operated by the Downtown BID, and staffed by mainstream providers of support services (substance abuse treatment, mental health, employment, income maintenance, etc.), should be located throughout the city to support outreach efforts and chronically homeless persons staying in emergency shelters.
- ? *Improving/replacing outworn emergency shelters*: The District will replace, modify or renovate seven outworn and inadequate emergency shelters that now provide 1,720 beds on a low-barrier, first come-first served basis.¹² It is critical to continue offering low-barrier shelters but at the same time improve both the physical facilities and the services available to persons who use the shelters. The improvements in physical space will help bring chronically homeless persons inside, and improvements in services will help them move beyond shelters. Density will be decreased, more privacy offered (including SRO units), and the new state-of-the art shelters will have office spaces where mainstream District services (mental health, substance abuse, employment, housing) can be offered on site. The DHS Capital Improvement Plan has earmarked \$32.8 million¹³ in capital funds to upgrade and replace low-barrier shelters, as well as to build 270 SRO housing units by FY 2006.

¹² These include 720 beds at five shelter sites as well as the 1,000 bed Federal City Shelter.

¹³ \$29.2 million in FY 2003/2004 to replace shelters plus \$3.6M to improve the 1,000-bed Federal City Shelter.

- (3) **Future Goals.** Describe your specific future-oriented goals, and specific action steps for each to be undertaken over the next 18 months in carrying out a strategy to end **chronic** homelessness in your community.

Goal: End Chronic Homelessness ("What" are you trying to accomplish)	Action Steps ("How" are you to go about accomplishing it)	Responsible Person/Organization ("Who" is responsible for accomplishing it)	Target Dates (mo/yr it will be accomplished)
<p>Goal 1: <u>Replace and upgrade 720 beds in the emergency shelter inventory via acquisition and development of five new facilities that will provide 770 beds;</u> replacement to include development of 270 low-barrier SRO units; maintain bed capacity for men, increase women's beds by 50, and upgrade all emergency shelters as first point of contact for the chronically homeless to become engaged with services and be referred to housing.</p>	<p>1. <u>Move 126-bed trailer shelter on MLK Jr Ave SE into former DHS headquarters building at 801 East on the campus of St. Elizabeths Hospital.</u> DHS capital funds and ESG funding = \$3.9 million</p> <p>2. <u>Design and break ground on a new low barrier SRO for 125 women,</u> adds 50 beds to women's CoC; to be built on Parcel 38 or alternate site downtown. DHS capital funds = \$6.65 million</p> <p>3. <u>Acquire facility at 1355-57 NY Ave, NE and renovate to replace beds at Gales and Randall.</u> DHS capital funds = \$6 million</p> <p>4. <u>Identify site for 55-unit SRO</u> to replace some of the beds at Randall school. Funding TBD.</p> <p>5. <u>Acquire site to replace 130-bed La Casa Shelter;</u> conclude deal with Parcel 26 developer to include new shelter/SRO facility; expand trailer beds to 126 while construction proceeds; move 40-bed transitional program (TRP) to another site.</p>	<p>1. Deputy Mayor Graham and DHS will manage the renovation.</p> <p>2. Deputy Mayors Graham and Price, with DCHA, DCHFA, and Community Partnership.</p> <p>3. Deputy Mayor Graham, DHS and OPM</p> <p>4. Deputy Mayors Graham and Price, OPM, and DHCD</p> <p>5. Deputy Mayors Graham and Price, DHS, and OPM</p>	<p>1. 10/31/03 at earliest, 4/1/04 at latest to start move; 8/31/04 to finish move & close trailers</p> <p>2. Mid-FY04 for design & ground breaking; to be completed by 12/31/05</p> <p>3. 10/31/03 at earliest; 4/1/04 at latest</p> <p>4. 4/1/03</p> <p>5. 1/30/04 do deal with developer; 4/30/04 expand trailer beds to 126 and move 40-bed TRP program</p>
<p>Goal 2: Open 238 new units of permanent supportive housing for chronically homeless women disabled by severe mental illness (SMI).</p>	<p>1) Rachael's Women's Center has HUD SHP funding to operate 22 units for SMI women</p> <p>2) Open Arms Housing will rehab & operate a 16 unit low-barrier PSH for SMI women</p> <p>3) DMH will open 200 units for SMI homeless</p>	<p>1) The Community Partnership and Rachael's Women's Center</p> <p>2) The Community Partnership and Open Arms Housing</p> <p>3) DMH Director Marti Knisley, DCHA & DHCD</p>	<p>1) Before the end of FY 2003</p> <p>2) Before the end of 2004</p> <p>4) FY 2004</p>

Goal 3: (Contingent of funding of ICH chronic homeless proposal) Establish "DC-Pathways Initiative" to house 85 dually-diagnosed chronically homeless adults coming off the streets.	1) Activate DC-Pathways interagency steering group and services required by MOA; 2) Locate, inspect and rent efficiency and 1-BR apartments. 3) Set up office and convene the DC-Pathways ACT team. 4) Solicit and take referrals from street outreach program and VA to identify consumers.	Deputy Mayor Graham's office (Lynn French); the Community Partnership (Sue Marshall); DMH Director Knisley; Unity Health Care (Vincent Keane); VA Medical Center (Kit Angell); Pathways to Housing (Dr. Sam Tsemberis)	Project would begin by 11/1/03, with 65 consumers enrolled by 10/1/04; 85 consumers housed over 3 years
Goal 4: Build the "housing first" model within Department of Mental Health to bring more chronically homeless consumers off the streets into housing	Issue RFP for "housing first" ACT Team, award funding and implement. DMH plans to model its Assertive Community Treatment Teams on the Pathways to Housing program.	DMH Director Marti Knisley	Award funding in Summer 2003; start-up of new ACT Team in FY 2004
Goal 5: Continue to make improvements to Federal City Shelter facility and fully implement the CCNV (shelter operator's) case management program; providing better services to FCS chronically homeless so they can be out placed to permanent housing	DHS has identified \$3.6 million for improvements and is working through its facilities management division; the Partnership will work with CCNV management to get the case management fully operational or, if that cannot be done, identify a case management provider for the facility; CCNV will join the Partnership's HMIS	DHS Facilities Management; DHS FSA (Ricardo Lyles) and The Community Partnership (Steve Cleghorn and Ann Oliva) to focus on case management program issues and HMIS	10/1/04 for full staffing and operation of the case management program and HMIS; rehabilitation will be ongoing through FY 2004.

B. Other Homelessness Goals Chart

(1) Please provide a summary of accomplishments over the past year in addressing your community's other homelessness goals.

Following is an analysis of achievement of "other homeless goals" as compared to last year's stated goals for the 18-month period beginning July 2002 and extending through December 2003:

Goal 1: *Finalize details of 10-Year Plan to End Homelessness and make formal announcement by 10/1/02*

This goal was set back one year after it became clear that more work needed doing to specify how the current system will change over time to become one that has a right-sized emergency capacity but is much more built out with permanent supportive housing. The HCOCW committees finished up their work and most of their recommendations will be reflected in the plan when it is completed. The Focus Group brought in substantial new players to help with the major challenge of creating 6,000 housing units. As noted above, the Memorandum of Agreement that supports the ICH proposal is a model for interagency strategies for eliminating homelessness and will serve to make system change in mainstream agencies even if the ICH proposal is not funded. So the building blocks are being put in place, but a formal plan is not now expected to be released until the beginning of FY 2004.

Goal 2: *Build and implement new low-barrier SRO housing capacity.*

When this goal was stated last year the recommendation for replacing shelters with some combination of congregate style shelter and SRO units by FY 2005 was not as precise as

it has become over the past year of deliberations. At this point the objective is to replace five shelters with 720 congregate beds in five new facilities that will contain 500 congregate beds and 270 SRO units, and to do this by the end of FY 2006. Although it has been slower than anticipated, progress has been made in identifying \$29.2 million in capital funds with which to get started on the planned new facilities.

Goal 3: Development of 427-bed SRO facility for veterans on grounds of Old Soldiers & Airmen's Home

Unfortunately the US Vets organization that hoped to develop this SRO learned that the Grant Building at the Old Soldiers and Airmen's Home would not be available to them, so they are currently exploring other rehabilitation and new construction possibilities.

Goal 4: Develop a total of 3,000 SRO units for homeless city residents; and...

Goal 5: Develop 3,000 units of affordable rental units for families without permanent homes.

The following steps taken toward achieving these goals: a) the Mayor and Deputy Mayors Graham and Price convened the *Focus Group* (its purpose and significance are described elsewhere in this narrative); b) the Partnership, Rachael's Women's Center and Open Arms Housing have completed financing to open 38 units of permanent, low barrier supportive housing for SMI women within the next 18 months; c) DHCD awarded Housing Production Trust Fund loans to create 18 units of permanent housing for mentally ill homeless; d) DHCD completed funding of 28 units of supportive housing for families with Northwest Church Family Network, now fully occupied; e) DHCD awarded funding to So Others Might Eat to develop 21 units of permanent supportive housing for homeless families; e) DMH brought on line 38 new units of permanent supportive housing for homeless consumers and 58 units for consumers at risk of homelessness; f) the Joint Committee of the Focus Group has recommended that replacement and upgrading of five shelters will include 270 SRO units, which will offer a more suitable environment for chronically homeless persons; and g) the Partnership submitted a proposal to ICH to house 85 chronically homeless men and women.

Goal 6: Applies to all other goals for housing and new shelter facilities; must accommodate needs of citizens with physical disabilities

This goal remains in place and will come into play within the next few months as new or rehabilitated shelter facilities and permanent housing units are designed and brought on line.

- (2) In addition to the goals for ending chronic homelessness, please describe any other goals and specific action steps that your community has developed to address homelessness.

Goal: Other Homelessness	Action Steps	Responsible Person/ Organization	Target Dates
Goal 1: Finalize 10-Year Plan to End Homelessness and make formal announcement.	Continue to convene Focus Group and its subcommittees until final recommendations are completed. Publish draft for public review and comment. Mayor Williams to present plan at press conference.	Mayor Anthony Williams; Deputy Mayor C. Graham; Deputy Mayor E. Price	Committee recommendations due 7/03; Draft plan by 10/1/03 Final plan 12/1/03

Goal: Other Homelessness	Action Steps	Responsible Person/ Organization	Target Dates
Goal 2: Same as Goal 1 in "chronic homelessness" chart: Replace & upgrade five shelters	Same as in Goal 1 of "chronic homelessness" chart above.	Same as in Goal 1 of "chronic homelessness" chart above.	All new facilities and units complete by 4/30/2006
Goal 3: Develop 3,000 SRO or other permanent units; with 2,000 of these targeted as PSH for chronically and episodically homeless while 1,000 are affordable units that contribute to preventing homelessness. a) As part of this goal, DMH will produce 200 units of housing for severely mentally ill homeless and another 300 for SMI who are at risk of becoming homeless.	<i>(To be specified in 10-year plan):</i> DHCD and the Housing Finance and Production Committee of the Focus Group will report out on the means by which the city and private investors will underwrite permanent supportive housing; a) DMH will utilize the remainder of two grants totaling \$20 million for capital projects and also \$3.5 million in rental subsidies to create new housing. \$5.5 million in new capital funds will be utilized to develop housing per MOU between ODMCYFE, DCHA, DCHFA, and DHCD.	Deputy Mayor C. Graham; Deputy Mayor E. Price; DMH Director Marti Knisely; DHCD Director Stanley Jackson; DCHA Director Michael Kelly; DCHFA Director Milton Bailey. a) The Greater Washington Urban League and D.C. Housing Authority (managing rental subsidies)	First 500 SRO (and other) units by FY 2006; 500 more annually until FY 2014 a) FY 2004
Goal 4: Develop 3,000 units of affordable rental units for families without permanent homes, with 1,000 of these targeted to chronically homeless families and 2,000 affordable units that contribute to preventing homelessness.	Use of Vacant and Abandoned Properties Initiative as a source of properties; encourage small building owners to renovate for Sec.8 families; Affordable Housing Trust Fund to finance renovations; ACC's and \$\$ 8,202,811 to ensure affordability.	Deputy Mayor Graham; Deputy Mayor Price	Beginning in FY 04, bring 300 units on line every year for 10 years; more quickly if feasible
Goal 5: All new CoC facilities must accommodate needs of citizens with physical disabilities.	The plan for replacing facilities will comply with ADA requirements.	Deputy Mayor Graham DMH Director Knisley DHS Director	Ongoing
<i>The following goal statements reflect the "Services Planned" in the "Service Activity Chart" at 3.E and the "Unmet Needs/Gaps" column in the Housing Gaps Analysis Chart at 3.F - however, the following goals at present do not have capital funds, supportive services or operating funds identified for implementing them and are not likely to be considered for such until FY 2005 at the earliest, thus they are desired goals but contingent on identifying new funding.</i>			
Goal 6: 100 additional emergency shelter units for families.	Identify new housing, supportive services and operating funds in FY 2005 from local and federal sources; Partnership and/or city agencies issue RFP	DHS Director; The Community Partnership	FY 2005

Goal: Other Homelessness	Action Steps	Responsible Person/ Organization	Target Dates
Goal 7: 200 additional low barrier emergency shelter units for adults.	200 units for men downtown will require identifying an available site, capital funds and supportive services service dollars	Deputy Mayor Graham; Deputy Mayor Price; DHS Director	FY 2005
Goal 8: Develop 3-4 new Service Centers to support persons on the street and residing in CoC shelters and housing (replicating Downtown BID center)	District government's human services cluster, assisted by economic development cluster, design service centers and identify mainstream resources.	Deputy Mayor Graham; Deputy Mayor Price Interagency: Directors of DHS, DMH, DOH, DOES	FY 2005
Goal 9: Add transitional vouchers for families to expand by 115 units the Community Care Grant "housing first" program	Identify new supportive services and time-limited housing funds in FY 2005 from local sources.	Deputy Mayor Graham; DHS Director; The Community Partnership	FY 2005
Goal 10: 25 new transitional units for women; 25 new transitional units for youth; and 25 new Safe Haven beds for mentally ill	Identify supportive services and operating funds in FY 2005 from local and federal sources; Partner-ship or city agencies issue RFP	Directors of DHS and DMH; The Community Partnership	FY 2005
Goal 11: 50 additional transitional units for families disabled by substance abuse.	1) Support Community of Hope to finance 13 units in SE, and identify new supportive services and operating funds in FY 2005.	DHCD, DHS, DOH/APRA and the Community Partnership	FY 2005

**APPENDIX D HOME MATCH REPORT 40107-A, AND ANNUAL
PERFORMANCE REPORT FOR HOME, PART III,
MINORITY BUSINESS ENTERPRISES (MBE) AND
WOMEN BUSINESS ENTERPRISES (WBE)**

See the following pages.

APPENDIX E CDBG FINANCIAL SUMMARY (PR26) REPORT, PROGRAM INCOME AND OTHER FINANCIAL ACTIVITY

The PR 26 report begins on the following page.

